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GENERAL PLAN

FOR THE

CITY OF HOLTVILLE

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CITY OF HOLTVILLE

(1990/1991)

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Tim Martinez
Ray White
Dennis Downs
Quentin Burke
(Sarah Tumbaga)

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Dennis Halloway

CITY CLERK:

Martha Miller

CITY ATTORNEY:

Richard Bohlander

POLICE CHIEF:

R.E. Weaver

PUBLIC WORKS DIRECTOR:

Len Gatlin

FIRE CHIEF:

Charles Cariveau

CONSULTANT:

Jurg Heuberger

Recommended by the Planning Commission on the 20 day of May of 1991.

Adopted by the City Council on the twentyfourth (24) day of June, 1991.

WATER RESOURCES DIVISION
SALT LAKE CITY, UTAH

STATE OF UTAH

TO THE HONORABLE
GOVERNOR OF THE STATE OF UTAH
SALT LAKE CITY, UTAH

RE: WATER RESOURCES

WATER RESOURCES
DIVISION
SALT LAKE CITY, UTAH

CITY OF SALT LAKE CITY

STATE OF UTAH

WATER RESOURCES

WATER RESOURCES

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TO THE RESIDENTS OF HOLTVILLE:

The City Council upon recommendation and support of the Planning Commission, City Staff, and upon completion of all required hearing procedures, has adopted this **GENERAL PLAN** to guide the City of Holtville for at least the next ten (10) years. Additionally, this Plan is intended to comply with the requirement of State Law.

The goals and policies as well as the general direction contained herein are intended to provide for a variety of land uses in a well planned, orderly and growth oriented direction.

It is the hope of the Council that both public and private sectors will utilize and follow the direction of this Plan to provide a productive, healthy and enjoyable, as well as economically viable atmosphere for the people of Holtville to live and work.

THE CITY COUNCIL

IN THE RESIDENTS OF HOLLYHILL

The City of Hollyhill is a small town located in the heart of the state. It is a beautiful town with a rich history and a vibrant community. The residents of Hollyhill are proud of their town and its many achievements. They are also proud of the progress that has been made in the town over the years. The residents of Hollyhill are a hardworking and dedicated people who are committed to the betterment of their town and its residents.

The residents of Hollyhill are also proud of the many achievements of their town. They are proud of the progress that has been made in the town over the years. They are proud of the many achievements of their town and its residents. They are proud of the many achievements of their town and its residents.

The residents of Hollyhill are also proud of the many achievements of their town. They are proud of the progress that has been made in the town over the years. They are proud of the many achievements of their town and its residents. They are proud of the many achievements of their town and its residents.

THE CITY OF HOLLYHILL

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2. The second part of the report deals with the economic situation of the country and the position of the various groups of the population.

3. The third part of the report deals with the social situation of the country and the position of the various groups of the population.

4. The fourth part of the report deals with the cultural situation of the country and the position of the various groups of the population.

5. The fifth part of the report deals with the political situation of the country and the position of the various groups of the population.

6. The sixth part of the report deals with the international situation of the country and the position of the various groups of the population.

7. The seventh part of the report deals with the future of the country and the position of the various groups of the population.

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4. The fourth part of the report deals with the political situation of the country.

5. The fifth part of the report deals with the cultural situation of the country.

6. The sixth part of the report deals with the environmental situation of the country.

7. The seventh part of the report deals with the international situation of the country.

8. The eighth part of the report deals with the future prospects of the country.

9. The ninth part of the report deals with the conclusion of the report.

10. The tenth part of the report deals with the annexes of the report.

11. The eleventh part of the report deals with the bibliography of the report.

12. The twelfth part of the report deals with the index of the report.

13. The thirteenth part of the report deals with the list of figures of the report.

14. The fourteenth part of the report deals with the list of tables of the report.

15. The fifteenth part of the report deals with the list of abbreviations of the report.

16. The sixteenth part of the report deals with the list of symbols of the report.

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1. The first part of the document is a list of names and addresses of the members of the committee. The names are listed in alphabetical order, and the addresses are listed below each name. The list includes names such as Mr. John A. Smith, Mr. James B. Jones, and Mr. William C. Brown.

SECTION II: THE COMMITTEE'S REPORT

The committee has the honor to report to the board of directors on the results of its investigation into the matter of the alleged irregularities in the financial statements of the company for the year ending December 31, 1923.

1. The committee has found that the financial statements of the company for the year ending December 31, 1923, are not in accordance with the generally accepted principles of accounting.
2. The committee has found that the company has failed to properly record certain transactions, and that the balance sheet does not balance.
3. The committee has found that the company has failed to properly record certain transactions, and that the income statement is not correct.
4. The committee has found that the company has failed to properly record certain transactions, and that the cash flow statement is not correct.
5. The committee has found that the company has failed to properly record certain transactions, and that the statement of retained earnings is not correct.

The committee believes that the above findings are sufficient to warrant a recommendation that the board of directors should take appropriate action to correct the irregularities in the financial statements of the company.

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2. The second part of the report deals with the results of the work during the year and the progress of the work during the year.

3. The third part of the report deals with the results of the work during the year and the progress of the work during the year.

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7. The seventh part of the report deals with the results of the work during the year and the progress of the work during the year.

8. The eighth part of the report deals with the results of the work during the year and the progress of the work during the year.

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LAND USE ELEMENT

The **LAND USE ELEMENT** has the broadest scope of the seven (7) mandatory elements. Theoretically, it plays the central role of correlating all land use issues into one set of coherent development policies and goals.

The requirements for the **LAND USE ELEMENT** are now contained in Government Code, Section 65302(a).

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INTRODUCTION:

The Land Use Element provides principles and programs for land use. The primary purpose of this Element is to provide a long range plan which will establish the standards, as well as the criteria for development, and a "physical plan" that is based on those standards for land in and around the City of Holtville.

The goals and the policies of the Land Use Element relate directly to the other elements. As with the other seven (7) mandatory elements, the Land Use Element is equal in stature. However, both in theory and in practice, it is the most visible and generally the most utilized element of the City's General Plan. It is also generally perceived by the public to be the most representative and useful section of the City's General Plan.

Unique to this Element is the City Land Use Diagram (Figure LU-1) which is a conceptual map utilized as a general guide in indicating the land use distribution within the City and the Planning Area Land Use Diagram (Figure LU-2) which represents proposed planned use of land within a "planning area" around the City which, at this time, may still be unincorporated territory. Another unique feature of this Element is that it must address population density, building intensity,

jobs/housing balance and must integrate with the Circulation, Noise and other Elements.

ISSUE:

Issue I:

The City of Holtville is surrounded by a mixture of small and large parcels of land under the direct regulatory control of the County of Imperial. The incompatible and improper development of these areas (within the Sphere of Influence) will result in adverse environmental, social, development and growth impacts upon the City of Holtville. These areas are currently inadequately serviced with water, sewer, fire, animal control, police protection, and other basic services.

Goal:

(1) Ensure that development in the unincorporated areas surrounding the City is compatible and consistent with the City of Holtville, and its long range plan for said areas. Furthermore, that these areas be provided with adequate services that are consistent with the City's development standards.

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Policies:

The City shall:

(1) Work with the County of Imperial to assure that the development of these areas is consistent with this General Plan.

(2) Require and support annexations to extend City services for new developments that are contiguous to the City.

(3) Discourage annexations and developments that imperil the City's long term ability to finance, maintain, and operate facilities, but also continue to seek projects that provide a positive benefit to the City.

(4) Encourage development of properties that are adjacent and contiguous to the City, and discourage projects that propose large expanses of undeveloped property between the development and the City, except that existing developments such as the Country Club may be annexed to the benefit of the City.

Issue II:

The heart of the City's commercial area consists of a series of old, inadequately maintained, and poorly arranged structures that are intermixed with vacant parcels. The economic viability of "downtown" warrants serious and dedicated attention by the City as well as its inhabitants.

Unless basic retail/wholesale and business services are provided, residents will be forced to secure the services from the nearest adjacent City, which will result in economic losses to the City of Holtville.

1. The first part of the book is devoted to a general survey of the history of the subject. It begins with a brief account of the early stages of the development of the subject, and then proceeds to a more detailed examination of the various branches of the subject.

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6. The sixth part of the book is devoted to a detailed examination of the various branches of the subject. It begins with a brief account of the early stages of the development of the subject, and then proceeds to a more detailed examination of the various branches of the subject.

Goal:

(2) Provide and support downtown land uses complimenting economic, redevelopment, and General Plan goals.

Policies:

The City shall:

(5) Encourage land uses that support and generate retail sales establishments in the "downtown" Holtville area.

(6) Encourage and assist new commercial businesses in the downtown area through utilization of the redevelopment agency.

(7) Develop a Master Plan for an attractive downtown atmosphere providing a unique architectural style conducive of a small, rural town.

(8) Encourage the development of "mini-shopping centers" rather than individual structures aligned with the corridors.

Issue III:

To the south, southwest, and west the City is bordered and separated from the unincorporated areas by the Alamo River. This presents not only a natural buffer, but also a perceived significant obstruction to orderly development in these directions.

Since most of this "river" area is designated by the Federal Emergency Management Agency (FEMA) to be a flood area, intense

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3. The third part of the report deals with the financial position of the organization.

4. The fourth part of the report deals with the personnel of the organization.

5. The fifth part of the report deals with the future plans of the organization.

6. The sixth part of the report deals with the conclusions of the work.

7. The seventh part of the report deals with the recommendations of the work.

8. The eighth part of the report deals with the summary of the work.

land uses are limited, but it does have the potential for innovative open space and recreational opportunities, provided that any proposed use is not in conflict with Imperial Irrigation District (IID) requirements. Reference their concern in the letters dated March 13, 1991 and April 26, 1991, which are contained in Appendix D.

Goal:

(3) Change the natural obstruction to a cultural, recreational, and economic attraction that is beneficial to the City, and also encourages development expansion to the south as well as to the west.

Policies:

The City shall:

(9) Develop a "Master Plan" for the river corridor for a major recreational/preservation use. The "Master Plan" must address not only the potential compatible uses and activities, but must address the concerns as well as regulatory requirements of the various affected agencies or parties. Among those agencies that will have specific interests and regulations are the Imperial Irrigation District (IID), the Department of Fish & Game, Regional Water Quality Control Board (RWQCB), County Health Department and others.

(10) Work with local service organizations, developers, the redevelopment agency, along with the Imperial Irrigation District (IID), Regional Water Quality Control Board (RWQCB) and others to develop a variety of recreational as well as preservation and open space uses.

(11) Seek funding from federal, state and other sources to assist in the development of this recreational corridor.

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Issue IV:

Absent an up-to-date General Plan and clear guidance, Zoning and Development Codes have lagged behind the needs of the community and state legal requirements.

Goal:

(4) To provide comprehensive, clear, development, standards and guidelines for the entire City as well as its Sphere of Influence (Planning Area) where applicable.

Policies:

The City shall:

(12) Develop and implement a set of innovative land use and development standards (Ordinances) within (18) eighteen months of adoption of the General Plan. This will also include Zoning/General Plan consistency.

(13) Ensure that all development standards are consistent with each other and the intent of the General Plan.

(14) Establish an integrated and consistent permit processing system that follows this Plan and state requirements. This system will include the CEQA process as well as the coordination between the various affected or associated agencies.

Issue V:

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To the west of the City is a large urban/recreational development (Country Club). This area currently utilizes most of the City services (water and sewer) under contract. Between this development and the current City boundary is a substantial amount of open "agricultural" land that has certain desirable development characteristics. This area would also provide a logical extension to the City, for both residential as well as industrial and commercial development, without adversely affecting or impacting the agricultural surroundings.

Goal:

(5) Ensure that development within this area is consistent and compatible with this Plan and plan for annexation of the area.

(6) Encourage the development of a variety of desirable and compatible land uses within this area as designated within this Plan.

Policies:

The City shall:

(15) Implement and follow a detailed comprehensive and orderly plan for the area.

(16) Work with the County to ensure that development under their jurisdiction (prior to annexation) is consistent and compatible with this Plan.

(17) Attempt to annex this area as soon as feasible and/or desirable.

(18) Plan the area along the main corridor (Evan Hewes Highway) and the majority of the area north of the corridor to be commercial, heavy commercial and industrial.

(19) Provide for a mixture of residential development from the standard City lot configuration to the larger "rural" or "estate" type of development standards, within the area as shown on the "Planning Area" Land Use Diagram (Figure LU-2).

Issue VI:

The City was founded as the agri-business center of eastern Imperial Valley and its atmosphere is largely that of a "bedroom" community with quiet residential neighborhoods consisting of a mixture of moderate size and value improvements. There is not the more common variation of low versus high value housing, nor is there a low income versus high income area.

The majority of low density residential areas are situated to the north and east of the downtown area, while the industrial and commercial areas tend to be located to the south and west. This has provided a somewhat natural separation of incompatible land uses. It also provides for the logical extension of these land uses in the direction started barring incompatible uses that may currently be allowed by the County.

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Goal:

(7) Ensure that sufficient residential planned areas for all economic sectors are available for growth of the City to the north and east.

(8) Ensure that sufficient commercial and industrial planned areas are available for growth of the City to the southeast and west.

(9) Encourage and promote the utilization of currently vacant industrial land within the City.

(10) Ensure that some areas to the south and west within the Sphere of Influence (Planning Area), when annexed, are planned for rural residential uses.

Policies:

The City shall:

(20) Develop appropriate standards (Zoning and Subdivision Ordinances) for all land use classifications to direct and manage growth that is consistent with this Element.

(21) Provide incentives for development of currently vacant commercial/industrial lands within the City to best utilize existing resources and services.

(22) Require that new developments provide all necessary infrastructure and improvements without being a burden to the City.

(23) Establish a development fee structure that can be administered by the City for a series of smaller developments where the limitation and costs of improvements is best shared with several developers.

(24) Request that the County consider and adhere, to the extent possible, to the City's planning requirements within the Sphere of Influence (Planning Area as shown by Figure LU-2) areas.

1. The first section of the report discusses the general situation of the country and the progress made in the various fields of activity.

2. The second section deals with the economic situation and the measures taken to improve it.

3. The third section discusses the social and cultural progress and the measures taken to improve the living conditions of the people.

4. The fourth section discusses the progress made in the various fields of science and technology.

Conclusion

Summary of the main points

The report shows that the country has made significant progress in the various fields of activity. The economic situation has improved, and the living conditions of the people have been raised.

The social and cultural progress has been remarkable, and the measures taken to improve the living conditions of the people have been successful.

The progress made in the various fields of science and technology has been impressive, and the measures taken to improve the living conditions of the people have been successful.

The report shows that the country has made significant progress in the various fields of activity. The economic situation has improved, and the living conditions of the people have been raised.

The social and cultural progress has been remarkable, and the measures taken to improve the living conditions of the people have been successful.

(25) Seek grants from federal, state and other sources to continue to improve the infrastructure within the City and where possible, extend it to adjacent contiguous land.

(26) Develop standards and ordinances to allow for agricultural land uses within the City Limits for areas that may become annexed but are not immediately developed.

(27) Require through the Subdivision Standards that parcels of land being created are of sufficient size for the planned use of the area.

(28) Prohibit new development that is inconsistent and incompatible with the planned use of the area.

(29) Encourage the elimination of incompatible and inconsistent as well as conflicting land uses within each land use classification area.

(30) In approving new (discretionary) project/developments consider the long term cost benefit ratio for the City to provide the necessary services, and if necessary establish mitigation fees.

Issue VII:

The City's primary industrial base, located to the south and on the west, consists of a series of agricultural related packing/shipping and limited processing operations. This industry and its related employment is not only seasonal, but dramatically affected by market conditions nationwide.

While it is a significant contributor to the economic stability of the City, additional agricultural as well as non-agricultural industry to establish diversity is necessary for a healthier economic base and for better employment opportunities and stability.

1. The first step in the process of developing a new product is to identify a market need. This involves conducting market research to determine what consumers want and what they are willing to pay for. Once a market need has been identified, the next step is to develop a concept for a product that meets this need.

2. The second step in the process is to develop a business plan. This involves determining the costs of developing and producing the product, as well as the potential revenue from sales. The business plan also includes a marketing strategy and a financial forecast.

3. The third step in the process is to develop a prototype of the product. This involves creating a small-scale version of the product that can be used to test the concept and gather feedback from potential customers. The prototype is also used to demonstrate the product to investors and other stakeholders.

4. The fourth step in the process is to develop a marketing plan. This involves determining the best ways to reach potential customers and promote the product. The marketing plan also includes a sales strategy and a timeline for launching the product.

5. The fifth step in the process is to develop a production plan. This involves determining the best ways to manufacture the product and manage the supply chain. The production plan also includes a timeline for launching the product and a budget for production costs.

6. The sixth step in the process is to launch the product. This involves distributing the product to retailers and other sales channels, as well as promoting the product through advertising and public relations. The final step in the process is to monitor the product's performance and make any necessary adjustments.

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Goal:

(11) Provide a variety as well as a range of industrial sites and encourage the development of a broad range of industrial and manufacturing activities that are both economically feasible, environmentally acceptable, and provide employment in an attractive and convenient manner.

Policies:

The City shall:

(31) Promote and encourage Holtville as an ideal location for agricultural as well as non-agricultural related industries.

(32) Plan specific areas with a variety of small, medium, and large parcels of land for a mixture of light to heavy manufacturing.

(33) Prevent the intrusion of incompatible land use that would adversely effect or limit the planned industrial uses.

(34) Provide incentives where possible and seek grant or other development assistance.

(35) Provide for adequate transportation facilities and systems to allow for effective and efficient movement of people and goods.

(36) Carefully review new projects against environmental requirements and job to housing considerations.

Issue VIII:

Regional pressures, such as the disposal of hazardous and non-hazardous waste, the exchange of water and other resources,

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2. Summary of work done during the last year

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and population distribution, if placed on the County and the City may place burdens upon local circulation systems, landfills, sewer and water systems, air quality and water quality, as well as many other City services.

Goal:

(12) Ensure that the local as well as County systems/facilities are not adversely affected or overburdened by regional pressures brought about by "Out-of-County" forces.

(13) Encourage and promote conservation, recycling, reuse and other environmentally desirable measures to provide for a cleaner and healthier environment.

Policies:

The City shall:

(37) Carefully review any new proposed development for compatibility, compliance, and cost/benefit ratio.

(38) Utilize the CEQA review process to analyze the potential impacts of new developments in order to address and/or mitigate adverse environmental as well as social economic conditions.

(39) Provide incentives and where necessary establish requirements to encourage water conservation, waste reduction and recycling, mass transit or other innovative transit systems, and stringently support and enforce air and water quality standards.

RELATIONSHIP OF THE LAND USE ELEMENT TO THE GENERAL PLAN:

Section 65302(a) of the California Government Code requires the preparation of a Land Use Element which delineates the proposed general distribution, general location, and density of the uses of land for housing, business, industry, open space, education, public buildings, public parks, and other categories of public and private uses of land.

This Element is therefore intended to meet the needs and desires of the City of Holtville. It is intended to reflect to the extent possible, the requirements that have evolved as a result of on-going efforts to improve the environment of the City while maintaining and protecting a balance with natural resources.

All of the Elements of the General Plan contain issues, goals and policies and all are intended to relate or correlate the implementation through the Land Use Element. One of the most closely related elements, of course, is the Circulation Element. The routing and design of circulation facilities is one of the major determinants to the form of human settlement and the uses of land. On the other hand, land use designations also create demand for circulation systems.

The Noise and Safety Elements also provide information on policies regarding natural and man-made hazards as well as disruptive noise sources within the City which need to be recognized in the implementation of the Land Use Element. The Conservation and Open Space Elements define land to be preserved in a natural state or for urban purposes.

The City in reviewing and approving any project, including its own capital improvement programs, will consider the goals and policies of all the elements.

LAND USE DESIGNATIONS:

Land uses which are identified on the Land Use Diagram (Figure LU-1) and the Planning Area Diagram (Figure LU-2) designate the proposed general distribution, density, and location of land for residential, commercial, and industrial areas, as well as community facilities/open space.

RESIDENTIAL USES:

Classifications and standards for residential development are as follows:

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CONCLUSION

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(1) Low Density Residential:

Low Density Residential is intended to provide for single-family residential development on lots of not less than 6,000 square feet (net) for each dwelling unit.

The overall density would not exceed six (6) dwelling units per gross acre. This density classification is typical for subdivision patterns in and throughout the Southern California region. It also provides for a balance of development and open space conducive to the single-family environment. At an average household size of 3.0 to 3.5 people, this represents a density of 18 to 21 people per acre.

(2) Medium Density Residential:

Medium Density Residential is intended to provide for residential development at a density of 3,600 square feet (net) of lot area per dwelling unit. This is a standard that is typical and compatible with duplex type units, with an overall density not exceeding twelve (12) units per gross acre. This represents a density of between 36 to 42 people per acre.

(3) High-Medium Density Residential:

The High-Medium Density Residential designation is intended to provide for residential developments with an overall density not exceeding twenty (20) dwelling units per net acre. This represents a density of 60 to 70 people per acre.

(4) High Density Residential:

High Density Residential is intended to provide for large scale residential developments with an overall density exceeding twenty (20) dwelling units per net acre. This density accommodates extremely concentrated apartment or condominium developments. This represents a density of 70 or more people per acre.

Innovative housing and development techniques should always be encouraged in future development projects in order to provide greater variety, both in cost and type of dwelling units.

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In low and medium density areas, for example, it may be possible to use the "cluster" concept which provides for the grouping of structures and a far more efficient relationship to street and utilities while combining yards and setbacks into larger and more usable common open space.

In the low density areas the "patio house" concept could also be utilized. This involves the placing of two (2) single-family residential units on a side property line with a common wall. This design feature allows doubling the size of the opposite side yard for each dwelling and again provides more usable private yard space.

In all cases, such innovations should only be used where it is consistent with the General Plan and does not change or disrupt the character of the existing or proposed development. It is imperative that standards be adopted to ensure high quality developments with regulations and standards governing setbacks, side yards, landscaping, open space, and parking, among others.

The standards, if properly implemented, provide a clear direction to developers and, at the same time, helps the City in its effort to enhance and improve the appearance of residential areas in the City as a whole. The careful review and update of the Zoning Ordinance and Subdivision Ordinance

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is also necessary, because these Ordinance(s) not only function as the primary enforcement tool to the General Plan, they also provides flexibility and incentives for development.

RURAL RESIDENTIAL (ESTATE) USES:

Classifications and standards for rural residential uses are as follows:

Estate 1:

This designation provides for the development of "Rural Atmosphere" type land uses that would allow for half (1/2) to five (5) acre lot sizes to be developed for principle residential uses. Within this category, it would allow the development of a residence with associated residential and agricultural structures provided they are incidental to the residence and are not a business operation. It would also allow for limited amounts of small and large animals; the number and type to be specified within the Zoning Ordinance. Density for people would range from 3.0 to 7 per parcel and large animals would be limited to one per half (1/2) acre.

Estate 2:

This classification would allow larger agricultural land uses and lot sizes would typically be in excess of five (5) acres. This would allow limited farming operations (not farm material processing, or transporting) such as general crop farming, horse ranchettes, and other lesser intensity agricultural production. While this category may be broadly construed, specific limitations and special permitting for certain uses are defined within the Zoning Ordinance. Typical lot sizes for this classification would range from five (5) to twenty (20)

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acres, with lots/parcels in excess of twenty (20) acres being more appropriate for agricultural uses. Density would also range from 3.0 to 7 people per parcel with large animals restricted to one per half (1/2) acre, except that parcels larger than five (5) acres could have one per half (1/2) acre for the first five (5) acres and four (4) per acre for all acres beyond the initial five (5) acres.

AGRICULTURAL USES:

This designation would permit agricultural land uses typified by general farming, pasturing, etc. It would not allow intense land uses such as feedlots, packing/trucking operations, and other similar high intensity uses. This classification would allow for one residential unit per legal parcel irrespective of parcel size. Thus the density would be 3-7 people per parcel. It is the intent of the City in establishing this category to allow for continued agricultural land use of parcels annexed under a phased development plan.

COMMERCIAL USES:

Classifications and standards for commercial development are as follows:

(1) General Commercial:

The general commercial designation encompasses a range of land uses that include: Neighborhood, Office and Heavy Commercial uses, which are further defined as follows:

Neighborhood Commercial is intended for retail uses serving principally the convenient shopping needs of the neighborhood in which it is located.

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Office Commercial is intended for the establishment of professional as well as administrative offices, medical care centers, and other ancillary services.

Heavy Commercial uses are intended for general commercial uses, businesses and consumer services, and possibly light manufacturing.

NOTE: All commercial areas shall maintain a minimum ten percent (10%) of the lot area for open space (landscaping), in addition to the parking areas required by the Zoning Ordinance. Deviation from this requirement may only be allowed by the established variance procedure.

(2) Regional Commercial:

The Regional Commercial uses are intended to allow consideration of a regional or a community shopping center as an alternative to the current linear downtown commercial feature.

Commercial uses within this category include: Regional and Community Level Shopping Centers servicing the existing and surrounding communities, for all retail and specialized commercial activities.

INDUSTRIAL USES:

The general classification and standards for industrial developments are as follows:

(1) Light Industrial:

Light Industrial/Manufacturing is intended to provide for the development of industrial uses that include the fabrication, manufacturing, assembly, or processing of materials that are in refined form. Agricultural packing sheds, vegetable processing/packing and other similar uses could be an allowed use in this category.

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(2) Heavy Industrial:

Heavy Industrial is intended to provide for a variety of development and manufacturing processes, the fabrication and assembly of goods and materials which do not, in their operation or maintenance, create offensive, obnoxious or dangerous conditions. Limitation of uses allowed outright, or uses by special permit within this classification can further define and protect the land use and environmental goals of the City.

RECREATIONAL USES:

The areas designated for recreational use are those that are for geographic/topographic or compatibility reasons, declared to be areas suitable and limited to open space and/or recreational uses. Among the uses allowed would be walking trails, hiking trails, horse trails, nature trails, golf courses, animal show rings, sporting fields, general parks, special parks, outdoor theaters, etc. Any such use allowing a large assembly of people and particularly areas with seating, bleachers, etc., may be subject to special permitting requirements delineated within the Zoning Ordinance.

COMMUNITY FACILITIES:

Community facilities are those sites which are either owned by public agencies or which are located within or upon City owned property. Among the current community facilities are; the Holt Park area and structures, Mack Park, etc.

For the purpose of this Plan, school facilities are also considered public facilities. While school sites are not under the direct regulatory control of the City Government, school facilities are and can be utilized for a variety of public functions which further enhances the open space and recreational opportunities to the City population.

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

Implementation of land use policies, programs and strategies are accomplished at the local level under authority of State and Federal laws. Additionally, local, state and federal funding sources enable and support implementation of land use goals.

LOCAL PROGRAMS:

A. Zoning Ordinance:

Zoning regulations (ordinances) are the primary means for the translation of the General Plan into an effective parcel specific allowable use and development standard. Zoning Maps as well as Zoning Regulatory Provisions must be consistent with the land uses, with the goals and policies, and the implementation measures of the General Plan.

B. Subdivision Ordinance:

Consistent with the provisions of the state Subdivision Map Act, the City's subdivision regulations provide standards for the design and improvement of subdivided land within the City. The City should review and update its Subdivision Regulations as necessary to achieve the intended ends, especially with the

respect to public improvements, natural hazard avoidance, and design criteria.

C. Redevelopment:

The City of Holtville has established a redevelopment agency pursuant to the California Community Redevelopment Laws (Health and Safety Code, Division 24, Part I), and it has also adopted a Redevelopment Plan dated August 22, 1989 which establishes procedures for the administration, acquisition, improvement and funding activities within a defined development area.

The City should periodically review the existing redevelopment plan and update the regulations and procedures, as well as make boundary revisions as needed to assist in the implementation of the General Plan.

D. Capital Improvement Programs:

The City of Holtville should establish a five (5) year Capital Improvement Program to list the recommendations for study or construction of public works projects on an annual basis. Government Code, Section 56402 requires the Planning Commission to review on a yearly basis, for conformity to the

General Plan, the Capital Improvement Program of its jurisdiction.

E. California Environmental Quality Act (CEQA):

The California Environmental Quality Act (CEQA) requires the preparation of Environmental Impact Reports for projects which have significant impacts. Section 15080(c) of the CEQA Guidelines requires that the Initial Study of a project consider whether it is compatible with the General Plan. Additionally, the CEQA documentation must discuss any inconsistency between the proposed project and the General Plan. The CEQA process is one of the most important and beneficial procedures to help guide the City in its decision making process.

F. Construction and Building Codes:

Construction/Building Codes set forth minimum standards and specifications for structural soundness, safety, occupancy factors, and conditions to both new and existing development.

The following codes are utilized by the City of Holtville, as well as other municipalities to implement the General Plan goals and policies:

- (1) Uniform Building Code

- (2) Uniform Plumbing Code
- (3) Uniform Mechanical Code
- (4) Uniform Fire Code
- (5) National Electric Code
- (6) California Code of Regulations

G. Review/Up-date:

The General Plan, while being rather specific, is also dynamic, in that it is based on currently available information which is constantly changing. Government Code, Section 65400(b) requires the Planning Commission to report annually to the City Council "on the status of the General Plan, and the progress in its implementation".

Furthermore, Government Code Section 65588 requires that the Housing Element must be reviewed and updated at least every five (5) years.

To protect the integrity, consistency, and long term applicability, state law restricts the frequency that a general plan may be amended. At this time, a general plan may only be amended a maximum of four (4) times per year.

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FUNDING SOURCES:

Local Funding:

Taxes, exactions, fees, assessments and bonds are five (5) major sources for local funding. Taxes include property, use, occupancy, density, business license, etc. and are utilized to fund general purpose government.

Exactions relate to dedication of land improvements or in lieu payment imposed on new development as part of subdivision requirements. Fees are levied to finance a particular facility, improvement or service which confer "direct and identifiable" benefit to those paying the fee.

Special Assessments are used to fund specific improvement projects such as flood control, street and sidewalk improvement, etc. and are also generally borne by those who benefit.

Bonds are utilized to raise capital needed for major public improvements such as sewer and water treatment plant expansions, etc.

State Funding:

There is an ever-changing variety of grant and loan programs available to local governments which fall under the following broad headings: Housing, Energy, Park Open Space, Recreation, Solid Waste Management, and Preservation.

While application for such funding can be an arduous task, the benefits and opportunities can be significant.

Federal Funding:

The Federal Government also provides a wide variety of funding programs. The most utilized has been the Community Development Block Grant (CDBG) system. These funds are generally used for housing, public facility improvement, urban and rural and other such local programs. From time to time other grant and loan programs are available through the Housing and Urban Development Department (HUD).

There is an increasing tendency to view the world as a whole in terms of living organisms and their environment. This view is based on the fact that all living organisms are part of a single system, and that the system is a whole, not a collection of parts.

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EXISTING CONDITIONS AND TRENDS:

Existing Land Use Diagram (Figure LU-3) shows the current land use patterns of the City of Holtville. This land use pattern was mapped from a lot-by-lot survey of the City conducted on November 17 & 18, 1990. A statistical summary of the land use inventory is shown in **Table LU-A**. The total amount of land under current zoning classifications is shown on **Table LU-B** and the vacant land by zoning classification is on **Table LU-C**.

The commercial areas are generally located along and adjacent to 5th Street, 6th Street, Holt Avenue and Pine Ave. The current land uses within this are generally consistent with the planned use of the same area. There is, at this time, a significant amount of vacant commercial land and likewise there are a number of vacant offices, stores and other commercial buildings. Based on an accepted ratio of three (3) acres per 1000 people, it is clear that there is sufficient commercial land available at this time, although location, contiguity, and availability pose potential development constraints.

At the present time, a large regional shopping facility may not be viable; however, the area planned for such use along the south side of Evan Hewes Highway and at the Orchard Road/Interstate 8 intersection can be a logical and viable

site for the future when the industrial and population base expands into the western extension toward the existing Country Club, and the southern direction to Interstate 8.

Industrial uses are generally found along the railroad track, 4th Street, Bonds Corner Road, Zenos Road and Melon Road. These areas are segregated from incompatible uses such as residential, except for some scattered mixed uses in the south/east section of town. Much of this industrial planned land is vacant or underutilized. The majority of these industrial uses are related to agriculture and are, therefore, seasonal in use. While there is some industrial land available, the arrangement and size of the parcels do not readily lend themselves to larger industrial developments.

The residential areas are predominantly located north of 5th Street from the east to the west end of the City. Different types and intensities of residential uses are scattered throughout the City. However, most of the heavier densities are located along the major circulation routes, and the highest density units are located in the eastern section along Evan Hewes Highway.

Recently two new residential developments, (CUI and Lewis Homes) have added some forty-one (41) new single-family structures to the City's inventory. (See **Table LU-D** for statistics on new units since 1985.) The Lewis Homes project

is located east of the Middle School in a planned residential area. The CUI project is located south of 4th Street and east of Chestnut, which is an area perhaps more suited to higher density uses, particularly in light of the surrounding commercial and industrial uses.

The current growth pattern for residential uses appears to be in the northern and eastern direction. However, a number of County-allowed land uses immediately adjacent to the City may impede or make more difficult an orderly growth pattern in the northern direction.

The areas south of the Alamo River toward Interstate 8 have generally developed with larger rural residential developments. It is desirable that the City grows in that direction maintaining the rural lot sizes. Ultimately the growth of the City to the freeway could result in significant benefits including freeway commercial uses.

Because of topography and location to circulation systems, development west of the City, north of Evan Hewes Highway, is more suited for industrial rather than residential uses. Planned industrial uses for this area would provide sufficient land both in area and configuration to attract major industrial facilities.

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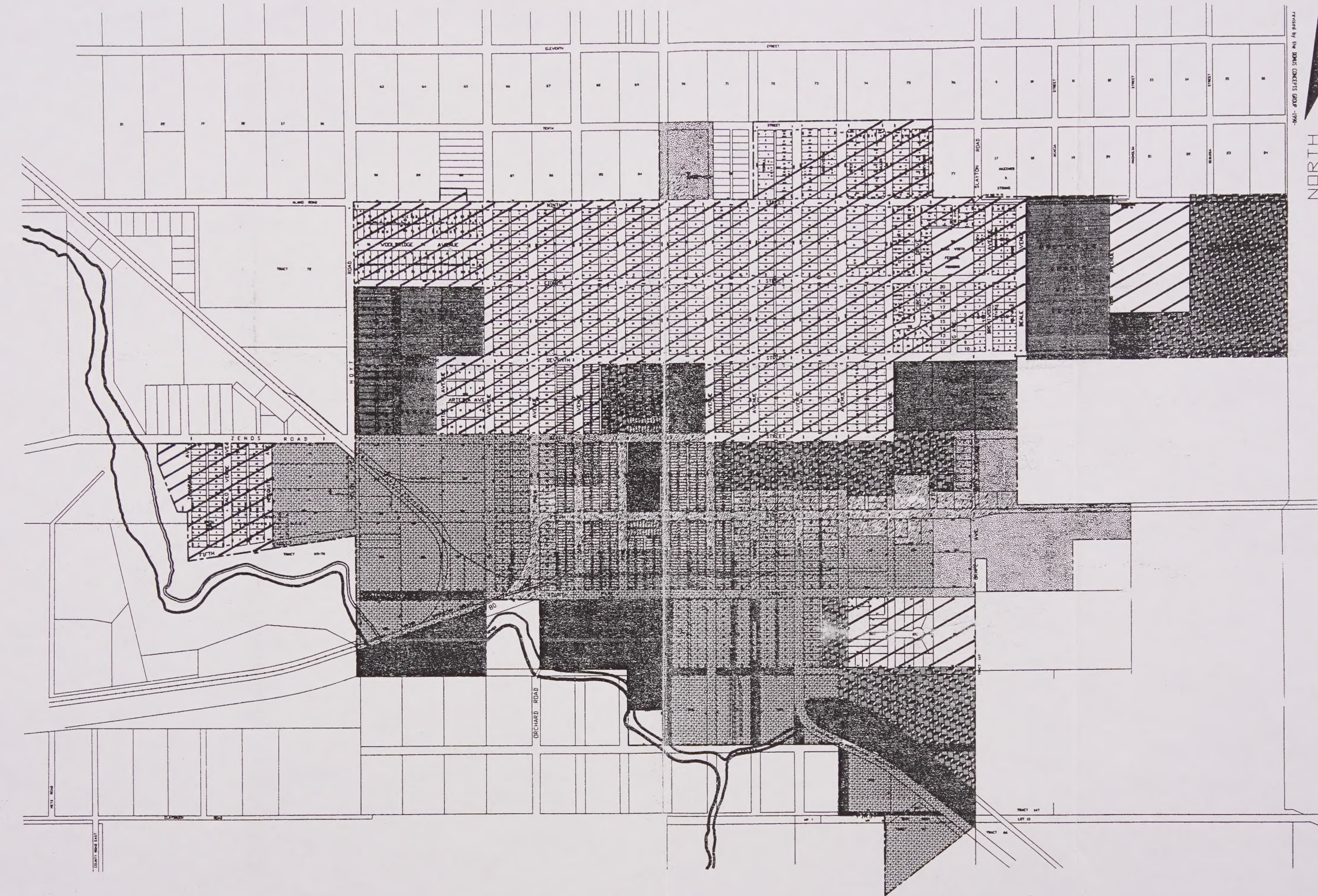
With the current location of the Barbara Worth Country Club and the suitability of the land between the City and the Country Club, this area is ideal for a major development which could include highway commercial and low as well as high density residential. With a specific plan, this area could provide many innovative opportunities for developers while also offering significant benefits to the City.

Summary:

While there is sufficient commercially zoned land, and a significant amount of industrial zoned land, the City needs a stronger economic base. To that end, the City needs to plan for more industrial and commercial areas that are better suited for specific industries and businesses.

There are only a few vacant residential lots still available within the City limits. Since growth in the residential arena is much easier and more likely than Industrial development, less effort is required by the City; however, the City still needs to maintain and follow this plan to provide consistency, compatibility and order.

LAND USE PLAN FOR THE CITY OF HOLTVILLE
IMPERIAL COUNTY CALIFORNIA



NORTH

Revised by the ADHS Concepts Group - 1996

FIGURE LU - 1

KEY

LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL
COMMERCIAL

INDUSTRIAL
PUBLIC/OPEN SPACE

SCHOOL/INSTITUTIONAL

PLANNING AREA LAND USE PLAN for the City of Holtville Imperial County, CA

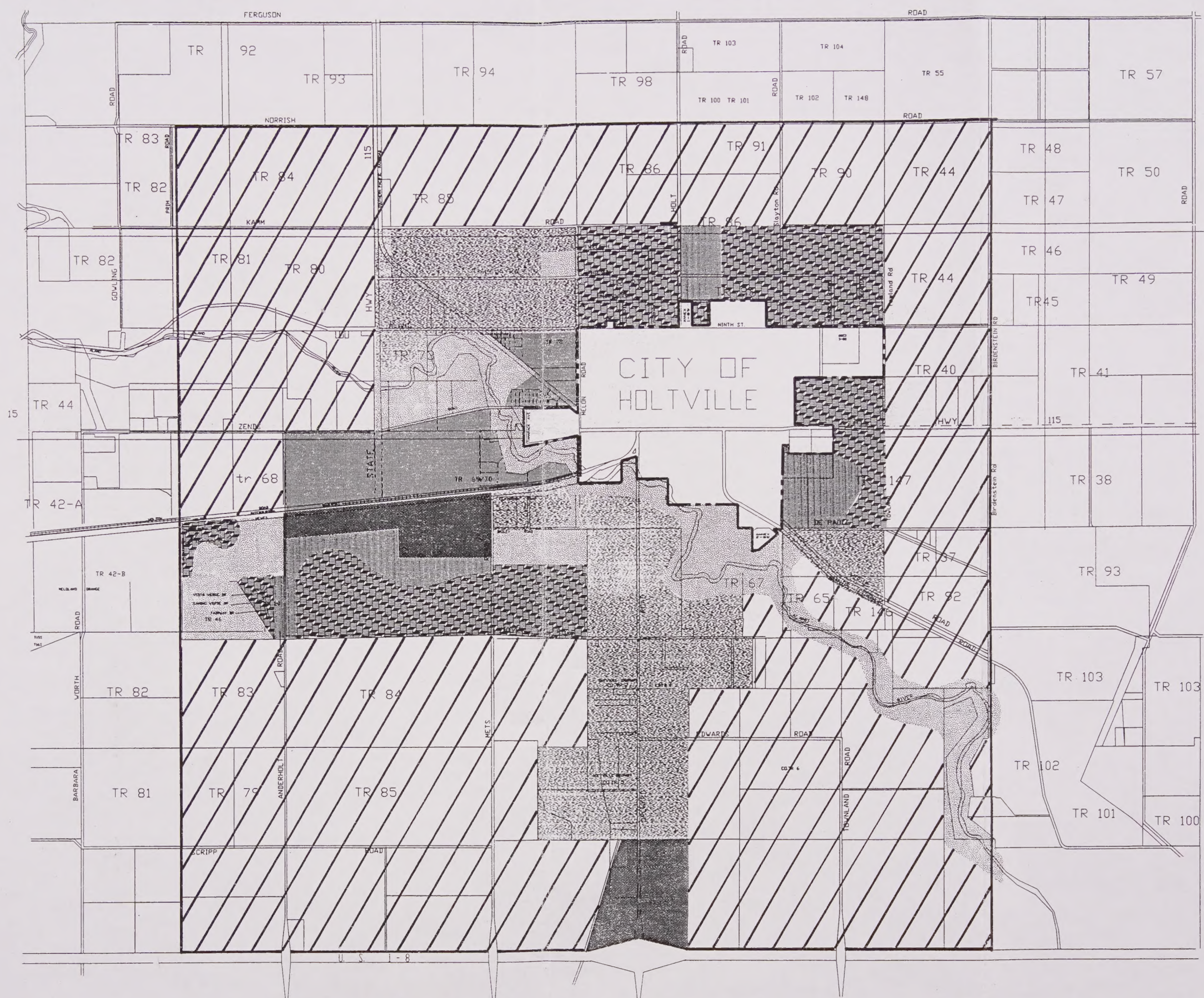
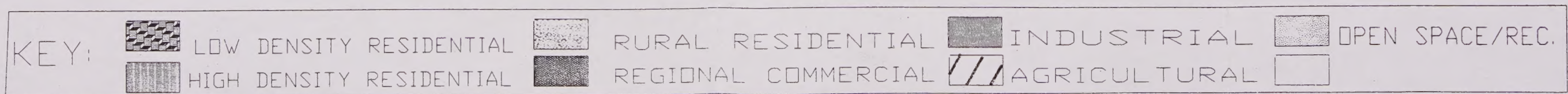
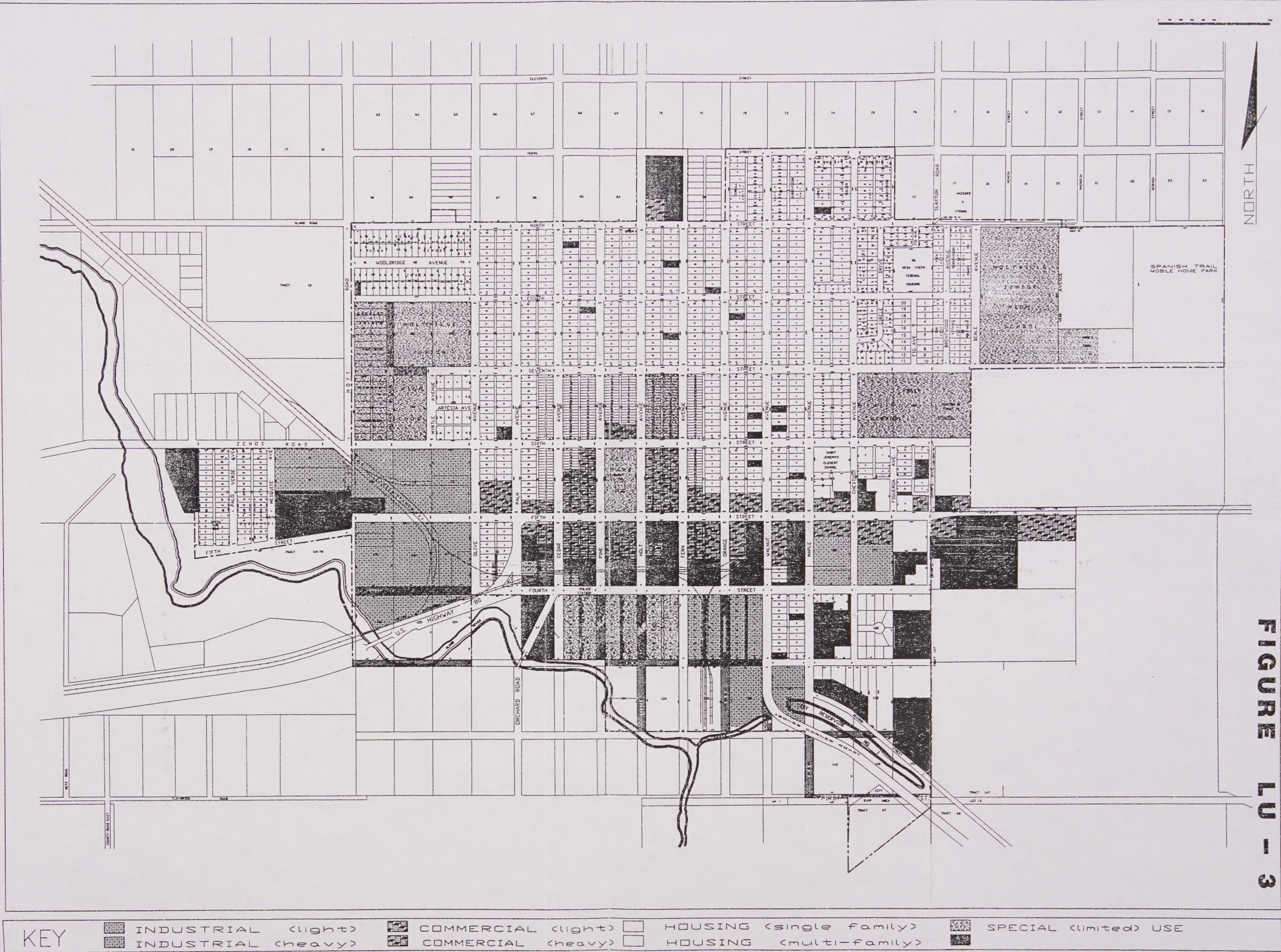


FIGURE LU - 2



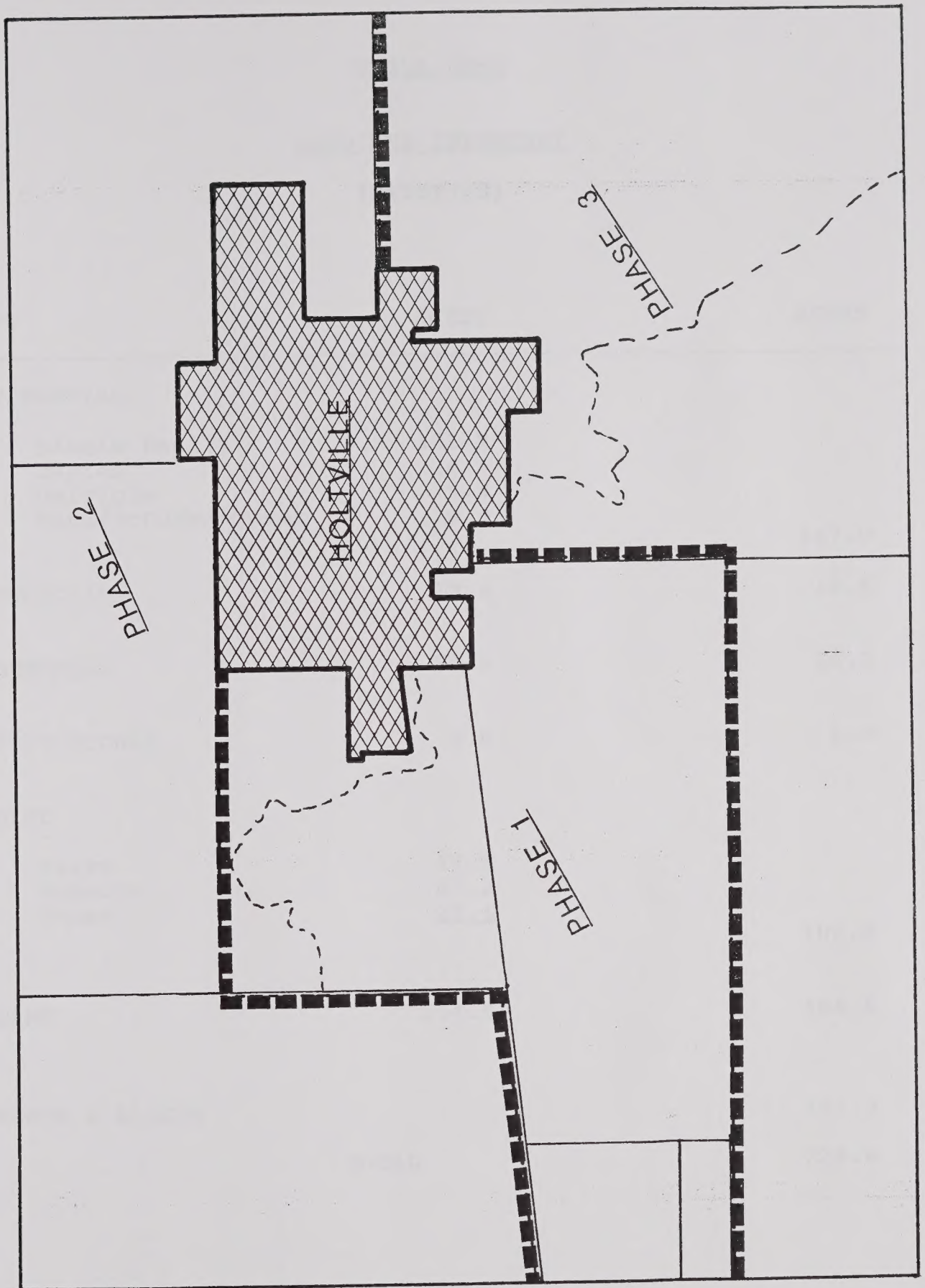
LAND USE INVENTORY for the City of HOLTVILLE
(DEC. 1990)



KEY	INDUSTRIAL (light)	COMMERCIAL (light)	HOUSING (single family)	SPECIAL (limited) USE
	INDUSTRIAL (heavy)	COMMERCIAL (heavy)	HOUSING (multi-family)	



AREAS OF FUTURE GROWTH



HOLTVILLE

FIGURE LU - 4



HOUSTON

TABLE LU-A

LAND USE INVENTORY

(EXISTING)

TYPE	ACRES	ACRES
RESIDENTIAL		
Single Family	181.2	
Duplex	16.4	
Multiple	19.5	
Manufactured Homes	<u>30.0</u>	
		247.0
COMMERCIAL	19.6	19.6
INDUSTRIAL	80.2	18.2
INSTITUTIONAL	5.0	5.0
PUBLIC		
Parks	18.3	
Schools	65.2	
Other	<u>22.4</u>	
		105.9
VACANT	104.5	104.5
STREETS & ALLEYS		167.3
TOTAL		729.6

TABLE LU-B

LAND USE ZONING

(EXISTING)

ZONING CLASS	ACRES	ACRES
RESIDENTIAL		
R-1	181.2	
R-2	42.7	
R-3	27.15	
R-4	29.98	
Commercial	31.1	
Industrial	112.4	
TOTAL		424.53

1950 11/27

1950 12/19

1950 12/24

1950

1950

1950 11/27

1950 12/19

1950

1950

1950

1950

1950 12/24

1950

1950

1950

1950

1950 11/27

1950

1950 12/19

1950

1950

1950

1950

TABLE LU-C

VACANT LAND

(EXISTING)

ZONING	ACRES
--------	-------

RESIDENTIAL

R-1	4.25
R-2	4.03
R-3	2.75
R-4	0

Commercial	10.5
------------	------

Industrial	34.5
------------	------

TOTAL	56.3
-------	------

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TABLE LU-D

NEW RESIDENTIAL CONSTRUCTION

CITY OF HOLTVILLE, 1963-1990

YEAR	SINGLE-FAMILY	APARTMENT	TOTAL
1963	65	4	69
1964	8	18	26
1965	35	14	49
1966	6	1	7
1967	7	-	7
1968	6	-	6
1969	8	-	8
1970	16	-	16
1971	18	-	18
1972	13	-	13
1973	41	-	41
1974	6	2	8
1975	50	4	54
1976	11	-	11
1977	11	7	11
1978	6	-	6
1979	9	1	10
1980	3	2	5
1981	-	-	-
1982	-	-	-
1983	2	-	2
1984	1	-	1
1985	15	3	18
1986	7	11	18
1987	9	-	9
1988	10	4	14
1989	8	4	12
1990	41	3	45

SOURCE: California Construction Trends & Building
Department records.

STATE OF TEXAS

COMMISSIONERS OF THE GENERAL LAND OFFICE

REPORT OF THE COMMISSIONERS OF THE GENERAL LAND OFFICE

DATE	DESCRIPTION	ACRES	AMOUNT
1887	...	...	...
1888	...	...	...
1889	...	...	...
1890	...	...	...
1891	...	...	...
1892	...	...	...
1893	...	...	...
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2099	...	...	...
2100	...	...	...

...

TABLE LU-E

Summary of Residential Density Standards

<u>Density Class</u>	<u>Type of Housing</u>	<u>Characteristics</u>	<u>Range of D.U. per net acre</u>	<u>Minimum land area per D.U.</u>
Low Density	- o Single-family - o Mobile Home Subdivision - o Planned Residential Dev.	- o Typical Single-family neighborhoods - o Complete Urban Services	1.0-6.0	6,000 sq. ft.
Medium Density	- o Two Family Residential - o Single-family	- o Duplex Units - o Areas Adjacent to More Intensive Land Use	2.0-12.0	3,600 sq. ft. lot/unit
High Medium Density	- o Town House Development - o Apartment Houses - o Duplex - Triplex	- o Town House - o Apartment Houses	4.00-20.00	-----
High Density	- o Mobile Home Parks - o Large Apartment Complex	- o Designated Park - o Dense Housing Units	CCR-25 20+	CCR-25 -----

TABLE LU - E

TABLE LU-F

Population Carrying Capacity

Zone	Total Acres	Vacant Acres	Current Zoning Density: Units/Acre ¹	With Current Zoning, Max # of Units ²	Household Size ³	With Current Zoning Max Pop. ⁴	# of Units in 1975 ⁵	# of People in 1975 ⁶
R-1 (1 Unit)	214.00	23.50	6.00	1284	3.2	4,108	964	3,328
R-2 (2 Units)	48.50	6.50	12.00	576	3.2	1,843	191	424
R-3 (3 or more units)	27.15	2.75	20.00	543	2.4	1,303		
R-4 (Trailers)	29.98	0	8.71	252	2.5	630	220	542
TOTAL	319.63	32.75	-----	2,655	----	7,884	1,375	4,294

1. The following densities from the Zoning Ordinance work out to the above densities per net acre:

- R-1 1 Unit/6000 sq.ft.
- R-2 1 Unit/3600 sq.ft.
- R-3 20 Units/Acre
- R-4 20 or more

2. Calculated by multiplying total acres by units/acre.

3. Figures are from the "Census Report", conducted by the California Department of Finance in 1990. Household size for R-3 is the average of household sizes for 24 units (2.82) and 5 or more units (1.99) per structure. These household sizes are higher than those for most other cities in California, due, in part, to the relatively large proportion of young people in Holtville's population. With the passage of time, however, the average household size may decrease, which would effectively reduce the figures given for the maximum population possible with the current zoning.

4. Calculated by multiplying maximum number of units by household size.

5. Figures are from the "Census Report". The Report showed a total of 81 units of the type that had 2-4 units per structure, and 110 units of the type that had 5 or more units per structure. The sum of these is 424.

6. Figures are from the "Census Report". The Report showed a total of 223 people in units of the type that had 2-4 units per structure, and 201 people in units of the type that had 5 or more units per structure. The sum of these is 424.

7. The "Census Report" included some dwelling units and people that were classified as to number of units per structure.

TABLE LU-G

	LAND USE CONSISTENCY MATRIX														
	ZONING CLASSIFICATIONS														
	R-1	R-2	R-3	R-4	E-1	E-2	A	C-1	C-2	C-3	I-1	I-2	R	P	S
LOW DENSITY RESIDENTIAL	X	O													
MEDIUM DENSITY RESIDENTIAL	O	X													
HIGH-MEDIUM DEN. RESIDENTIAL		O	X	O									O	O	
HIGH DENSITY RESIDENTIAL			O	X									O	O	O
ESTATE 1					X		O								
ESTATE 2					O	X	O								
AGRICULTURE						O	X								O
GENERAL COMMERCIAL						X	X				O	O			
REGIONAL COMMERCIAL						O	O	X			O	O			
LIGHT INDUSTRIAL									X			O			
HEAVY INDUSTRIAL									O	X					
RECREATION											X	O	O		
OPEN SPACE											O		X		

X Zoning is consistent with Land Use Class
O Zoning may be consistent (Project Analysis Required)

TABLE LU - H

COMPARISON OF CITY AND COUNTY RESIDENTIAL DEVELOPMENT STANDARDS

ZONING		MINIMUM LOT SIZE		MAXIMUM DWELLING UNITS/NET ACRE		APPROXIMATE RANGE OF POPULATION DENSITY/SQ.MILE	
City	County	City	County	City	County	City	County
--	RA	--	22,000 sq.ft.	--	1.76	--	890
R-1	R-1 R-1-T	6,000 sq.ft.	6,000 sq.ft.*	6.00	6.00 (11.99)	7,000/ 11,000	7,000/ 11,000
R-2	R-2	3,600 sq.ft.	3,600 sq.ft. per unit	10.00	11.10	7,000/ 10,000	8,500/ 12,000
R-3	R-3		2,000 sq.ft. per unit	20.00	21.78	14,000/ 23,000	15,000/ 25,000
R-4	R-4		6,000 sq.ft.		7.26	7,000/ 10,000	6,000/ 8,000

*3,6000 sq.ft./unit if 400 sq.ft./lot is included in common use recreational area.

TABLE LU - H

HOUSING ELEMENT

The **HOUSING ELEMENT** required by State Law in July 1, 1969, while one of the mandatory seven (7) elements, is unique in many ways.

This Element must consist of standards and plans for the improvement of housing and for the provision of adequate sites for housing. It must also make adequate provisions for the housing of all economic segments of a community and, as such, must include aspects of current housing technology including provisions for not only site-built housing but also manufactured houses.

The **HOUSING ELEMENT** is now contained in Government Code, Section 65302(c). Furthermore, under provisions of California Code of Regulations, Title 25, Section 6472, the Housing Element must be revised at least every five (5) years and must be submitted to the Department of Housing and Community Development for review.

CITY OF HOLTVILLE

HOUSING ELEMENT

May 1994

Prepared by:

Cotton/Beland/Associates, Inc.
747 East Green Street, Suite 400
Pasadena, California 91101-2119

807.00

CITY OF HOLTVILLE HOUSING ELEMENT

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THEORY OF THE
EARTH

1881

THEORY OF THE EARTH

THEORY OF THE EARTH

THEORY OF THE EARTH

I. INTRODUCTION

The City of Holtville is located in the south-central portion of Imperial County, along the irrigated Imperial Valley. The City is surrounded by the cities of El Centro and Imperial to the west, the City of Brawley to the northwest, and the City of Calexico to the southwest. The most predominant access points to the City are Orchard Road from the south, Highway 115 (Bonds Corner Road) from the southeast, East Evan Hewes Highway from the east, and Holt Road from the north.

Incorporated in 1908, Holtville has developed as a low-density, semi-rural community. Farming is the major industry in Holtville, with over 27 percent of the people employed in the City having jobs in agriculture or related businesses. While the types of crops grown in the City are diverse, Holtville is also known as the "Carrot Capital of the World." The City sponsors a "Carrot Festival" each year during spring time.

Population growth in the City has been steady. Between 1980 and 1990, the City's total population grew by about ten percent. With the recent completion of two state prison facilities and the anticipated impacts of NAFTA and the proposed port of entry, the City's total population is projected to grow by 44 percent between 1990 and 2010.

This Housing Element sets forth the city's strategy to preserve and enhance the community's desirable residential character, expand housing opportunities for all economic segments, and provide guidance and direction for local government decision-making in all matters relating to housing.

A. STATE POLICY AND AUTHORIZATION

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of their comprehensive General Plans. Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table 1 summarizes these State requirements and identifies the applicable sections in the Holtville Housing Element where these requirements are addressed.

State law requires Housing Elements to be updated at least every five years to reflect a community's changing housing needs. Holtville's Draft Housing Element was prepared in 1991 and is currently being updated as part of the 1989-1994 update cycle for jurisdictions in the SCAG region. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five-year housing growth needs by income

The purpose of this study is to investigate the effects of various factors on the performance of a system. The study is divided into two main parts: a theoretical analysis and an experimental investigation. The theoretical analysis will focus on the development of a model that can predict the system's behavior under different conditions. The experimental investigation will involve the design and execution of a series of tests to validate the model and to determine the range of conditions over which it is applicable.

The first part of the study, the theoretical analysis, will be carried out in three stages. In the first stage, a general model of the system will be developed, based on the principles of physics and the known properties of the components. In the second stage, this model will be refined by taking into account the specific characteristics of the system under study. In the third stage, the model will be used to make predictions about the system's performance under a range of different conditions.

The second part of the study, the experimental investigation, will also be carried out in three stages. In the first stage, a detailed description of the system will be given, including a list of its components and a description of its operation. In the second stage, a series of tests will be designed and carried out to measure the system's performance under a range of different conditions. In the third stage, the results of these tests will be compared with the predictions made by the model in the first part of the study.

The results of the study will be presented in a series of tables and graphs. These will show the system's performance under a range of different conditions, and will also show the range of conditions over which the model is applicable. The study will conclude with a discussion of the implications of the results and a list of references.

2. Theoretical Analysis

The theoretical analysis of the system is based on the principles of physics and the known properties of the components. The first stage of the analysis is the development of a general model of the system. This model is based on the assumption that the system can be represented as a collection of interacting components, each of which has a set of properties that determine its behavior. The second stage of the analysis is the refinement of this model by taking into account the specific characteristics of the system under study. This involves the identification of the key parameters that affect the system's performance and the development of a set of equations that describe the system's behavior in terms of these parameters. The third stage of the analysis is the use of the model to make predictions about the system's performance under a range of different conditions.

The results of the theoretical analysis are presented in a series of tables and graphs. These show the system's performance under a range of different conditions, and also show the range of conditions over which the model is applicable. The study concludes with a discussion of the implications of the results and a list of references.

category for cities within its jurisdiction, which includes the City of Holtville. Due to a suspension in State funding, SCAG will not be developing the new 1994-1999 RHNA until sometime in 1994. Thus, the State Department of Housing and Community Development (HCD) has extended the current SCAG cycle (July 1, 1989 to June 30, 1994) for two additional years to cover the period through June 30, 1996.

B. ORGANIZATION OF THE HOUSING ELEMENT

The Holtville Housing Element is comprised of the following major components:

- (1) An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock (Chapter II).
- (2) A summary of the present and projected housing needs of the City's households (Chapter III).
- (3) A review of potential constraints to meeting the City's identified housing needs (Chapter IV).
- (4) An evaluation of opportunities that will further the development of new housing (Chapter V).
- (5) A statement of the Housing Plan to address Holtville's identified housing needs, including housing goals, policies and programs (Chapter VI).

C. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The City of Holtville General Plan is comprised of the following seven elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Noise; 5) Safety; 6) Open Space; and 7) Conservation. The Housing Element is being updated at this time in conformance with the 1989-1994 update cycle for jurisdictions in the SCAG region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

TABLE 1
STATE HOUSING ELEMENT REQUIREMENTS

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
A. <u>Housing Needs Assessment</u> 1. Analysis of population trends in Holtville in relation to regional trends. 2. Analysis of employment trends in Holtville in relation to regional trends. 3. Projection and quantification of Holtville's existing and projected housing needs for all income groups. 4. Analysis and documentation of Holtville's housing characteristics including the following: a. level of housing cost compared to ability to pay; b. overcrowding; c. housing stock condition. 5. An inventory of land suitable for residential development, including vacant sites, land having redevelopment potential, and an analysis of the relationship of zoning, public facilities and services to these sites. 6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels. 7. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels. 8. Analysis of special housing need: handicapped, elderly, large families, female-headed households, farmworkers.	Chapter II, Section A Chapter II, Section A Chapter III Chapter II, Section B Chapter II, Section B Chapter II, Section C Chapter V, Section B Chapter IV, Section B Chapter IV, Section A Chapter II, Section B

STATE OF TEXAS COUNTY OF DALLAS

Name	Address
John A. Smith	1234 Main Street, Dallas, Texas 75201
Mary B. Jones	5678 Elm Street, Dallas, Texas 75202
Robert C. Brown	9012 Oak Street, Dallas, Texas 75203
Susan D. White	3456 Pine Street, Dallas, Texas 75204
Michael E. Green	7890 Cedar Street, Dallas, Texas 75205
Jennifer L. Black	2345 Birch Street, Dallas, Texas 75206
David F. Gray	6789 Spruce Street, Dallas, Texas 75207
Elizabeth H. King	10110 Willow Street, Dallas, Texas 75208
Christopher I. Lee	4567 Magnolia Street, Dallas, Texas 75209
Amanda J. Hall	8901 Hickory Street, Dallas, Texas 75210
Daniel K. Young	12345 Cypress Street, Dallas, Texas 75211

TABLE 1
STATE HOUSING ELEMENT REQUIREMENTS
 (continued)

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
9. Analysis concerning the needs of homeless individuals and families in Holtville.	Chapter II, Section B
10. Analysis of opportunities for energy conservation with respect to residential development.	Chapter V, Section E
B. <u>Goals and Policies</u>	
1. Identification of Holtville's goals and policies relative to maintenance, improvement, and development of housing.	Chapter VI, Section A
C. <u>Implementation Program</u>	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	Chapter VI, Section G
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	Chapter VI, Section G
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Holtville.	Chapter VI, Section G
4. Conserve and improve the condition of the existing and affordable housing stock in Holtville.	Chapter VI, Section G
5. Promote housing opportunities for all persons.	Chapter VI, Section G
6. Preserve lower income households assisted housing developments.	Chapter VI, Section G

1. Introduction 2. Methodology 3. Results 4. Discussion 5. Conclusion

1. Introduction	1.1. Background	1.2. Objectives
2. Methodology	2.1. Study Design	2.2. Data Collection
3. Results	3.1. Descriptive Statistics	3.2. Inferential Statistics
4. Discussion	4.1. Interpretation of Results	4.2. Limitations
5. Conclusion	5.1. Summary	5.2. Recommendations

D. PUBLIC PARTICIPATION

Section 65583(c)(5) of the California Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."

To solicit public participation, the Draft Holtville Housing Element will be made available to local housing organizations including the Imperial Valley Housing Authority and Campesinos Unidos, Inc.. Copies of the Draft Housing Element will also be provided to the local development community, particularly to those developers with residential projects pending in the City. A copy of the Draft Element will be available in the City Library for public review. In addition, the City will publish in the local newspaper, advertising the public hearing on the Draft Element. The advertisement will be published in both English and Spanish.

CONTENTS
ORIGINAL ARTICLES
The Effect of the Diet on the Blood Sugar in the Normal Individual
The Effect of the Diet on the Blood Sugar in the Diabetic Individual
The Effect of the Diet on the Blood Sugar in the Obese Individual
The Effect of the Diet on the Blood Sugar in the Elderly Individual

REPORTS
The Effect of the Diet on the Blood Sugar in the Normal Individual
The Effect of the Diet on the Blood Sugar in the Diabetic Individual
The Effect of the Diet on the Blood Sugar in the Obese Individual
The Effect of the Diet on the Blood Sugar in the Elderly Individual

Continued on inside back cover

II. EXISTING CONDITIONS AND TRENDS

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element discusses the major components of housing needs, that is, the trends in Holtville's population, households, and the type of housing available.

A. POPULATION CHARACTERISTICS

Between 1970 and 1980, the City of Holtville's population grew significantly (26 percent) from 3,496 persons to 4,399 persons, reflecting the population trends of the County at that time. However, population growth in Holtville began to stabilize in the 1980s. As shown in Table 2, the City's population increased from 4,399 in 1980 to 4,820 in 1990, representing a ten-year growth rate of less than ten percent or an annual rate of less than one percent. During the same ten-year period, the County population grew by almost 17 percent.

**TABLE 2
POPULATION TRENDS
HOLTVILLE AND SURROUNDING AREAS**

Jurisdiction	1980 Population	1990 Population	% Change
Brawley	14,946	18,865	26.2%
Calexico	14,412	17,908	24.3%
Calipatria	2,636	2,686	1.9%
El Centro	23,996	31,154	29.8%
Holtville	4,399	4,820	9.6%
Imperial	3,451	4,023	16.6%
Westmorland	1,590	1,377	-13.4%
Imperial County	92,110	107,615	16.8%

Source: U.S. Department of Commerce, Bureau of the Census,
1980 and 1990 Census Reports.

In 1991, the Imperial Valley Housing Authority prepared a Housing Needs Assessment for the City of Holtville as part of a comprehensive study for the County. The Needs Assessment indicates that by the year 2010, the City is projected to have a population of nearly 7,000, representing a growth rate of 44 percent in 20 years or an annual growth rate of slightly over two percent. This projection is based on a number of factors that can and have affected the growth

EXPERIMENTAL CONDITIONS AND RESULTS

The first series of experiments was carried out with a view to determining the effect of the concentration of the reactants on the rate of reaction. The results are given in Table I. It is seen that the rate of reaction increases with increasing concentration of the reactants.

TABLE I

Effect of concentration of reactants on the rate of reaction. The results are given in Table I. It is seen that the rate of reaction increases with increasing concentration of the reactants.

TABLE I
EFFECT OF CONCENTRATION OF REACTANTS ON THE RATE OF REACTION

Concentration of Reactants	Rate of Reaction	Concentration of Reactants	Rate of Reaction
0.1 M	0.01	0.2 M	0.02
0.2 M	0.02	0.3 M	0.03
0.3 M	0.03	0.4 M	0.04
0.4 M	0.04	0.5 M	0.05
0.5 M	0.05	0.6 M	0.06
0.6 M	0.06	0.7 M	0.07
0.7 M	0.07	0.8 M	0.08
0.8 M	0.08	0.9 M	0.09
0.9 M	0.09	1.0 M	0.10

TABLE II
EFFECT OF TEMPERATURE ON THE RATE OF REACTION

The second series of experiments was carried out with a view to determining the effect of temperature on the rate of reaction. The results are given in Table II. It is seen that the rate of reaction increases with increasing temperature.

pattern of the County as well as the City in recent years, including the completion of two state prison facilities in the region.

The Calipatria State Prison Facility and Centinela State Prison at Imperial County were completed in the early 1990s and are now occupied. The Calipatria facility has 2,200 beds and can accommodate up to 190 percent of design capacity. Approximately half of the prison employees at this facility were transferred from other facilities throughout the State, placing a demand on the regional housing market. While the Environmental Impact Report for the California Prison Systems indicated a general tendency for prison employees to be housed in the larger cities, rural communities such as Holtville, have the potential to incur significant prison-generated housing demand, particularly from people who prefer a more rural, quiet lifestyle. The County Housing Needs Assessment estimates that 35 employees from the Calipatria Facility and their families may locate in Holtville. The Centinela Prison Facility is located near the Town of Seeley, to the west of El Centro. A portion of this prison's employees may also be housed in the Holtville area.

Furthermore, there are plans to establish a new port of entry from Mexico six miles directly south of the City. This port of entry is expected to be operational in the summer of 1995. The roadway system near the border will be expanded or improved to support this new port of entry. The City anticipates to experience population increases as the plans materialize.

The development of the geothermal industry in the late seventies and early eighties has provided additional job opportunities in the region. The nearest geothermal activity to the City is located in the East Mesa, and provides approximately twenty-five (25) jobs for every fifty (50) megawatts of energy generated. Geothermal energy, aside from creating new electrical energy through the utilization of a renewable energy source, also provides potential for other heat related industries such as vegetable dehydration, ethanol production, etc.

In addition, the anticipated impacts of the North America Free Trade Agreement (NAFTA) and the general increase in development and growth County-wide will also contribute to the City's population growth.

Age of Population

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. As shown in Table 3, the 1990 Census showed the median age of Holtville population at 28.7 years of age. The overall age distribution of Holtville parallels that of the County.

In the infant to age 17 range, the City exceeds the state average by over nine percent, while in the age group 18-64 the state average exceeds that of Holtville by about eight percent. This indicates that the working age group of those born in Holtville leave the community to seek employment elsewhere or to continue

schooling or other factors. In addition, approximately eight percent of the City's population was between 12 and 15 years of age in 1990. This group of young people may enter the work force during this Housing Element period and may leave the City in search of employment opportunities. The community needs to pursue programs to reverse this trend or it will find itself lacking a population that can sustain a stable community.

**TABLE 3
CITY OF HOLTVILLE
AGE CHARACTERISTICS - 1990**

Age Group	City		County		State % of Total
	No.	% of Total	No.	% of Total	
Under 5	435	9.0%	9,986	9.1%	8.0%
5-17	1,261	26.1%	27,473	25.1%	18.0%
18-20	234	4.9%	5,280	4.8%	4.7%
21-24	242	5.0%	5,815	5.3%	6.7%
25-44	1,410	29.3%	31,334	28.7%	34.7%
45-54	385	8.0%	9,421	8.6%	9.8%
55-64	388	8.0%	8,886	8.2%	7.5%
Over 65	465	9.7%	11,108	10.2%	10.6%
Total	4,820		109,303		
Median Age	28.7		28.8		31.5
Male	2,346	48.7%	53,828	49.2%	50.1%
Female	2,474	51.3%	55,475	50.8%	49.9%

Source: U.S. Department of Commerce, Bureau of the Census,
1990 Census.

Race/Ethnicity

The racial and ethnic make-up of a population affects housing needs based on the unique household characteristics of different groups, and household size in particular.

As illustrated in Table 4, the City of Holtville is a predominantly Hispanic community, with Hispanic persons comprising over 62 percent of the population in 1990. Whites comprise the second largest group in the City (37 percent). Blacks, Asians, American Indians, and persons of other races together represent less than one percent of the City's total population. In 1980, persons of Spanish origin comprised only 48 percent of the City's population.

The following table shows the results of the analysis of the data collected from the 100 subjects who participated in the study. The data were analyzed using a two-way ANOVA with the factors of gender and age. The results show that there is a significant interaction between gender and age, with the effect of age being more pronounced in males than in females.

TABLE 1
 Results of the Analysis of Variance (ANOVA)

Source of Variation	Sum of Squares		Mean Square		F	p-value
	Between Groups	Within Groups	Between Groups	Within Groups		
Gender	1.50	1.50	1.50	1.50	1.50	0.25
Age	1.50	1.50	1.50	1.50	1.50	0.25
Gender x Age	1.50	1.50	1.50	1.50	1.50	0.25
Error	1.50	1.50	1.50	1.50	1.50	0.25
Total	1.50	1.50	1.50	1.50	1.50	0.25

Note: The results of the ANOVA are presented in the table above. The F-value for the interaction between gender and age is 1.50, which is not significant at the 0.05 level.

Discussion

The results of the study suggest that there is a significant interaction between gender and age, with the effect of age being more pronounced in males than in females. This finding is consistent with previous research, which has shown that age has a greater impact on males than on females.

The results of the study also suggest that there is a significant interaction between gender and age, with the effect of age being more pronounced in males than in females. This finding is consistent with previous research, which has shown that age has a greater impact on males than on females.

TABLE 4
CITY OF HOLTVILLE
RACE AND ETHNICITY - 1990

Race/Ethnicity	Number of Persons	% of Population
Hispanic	3,011	62.4%
White	1,761	36.5%
Asian/Pacific Islander	19	0.3%
American Indian	12	0.2%
Other	9	0.2%
Black	8	0.2%
Total	4,820	

Source: Department of Commerce, Bureau of the Census, 1990
Census Report.

B. HOUSEHOLD CHARACTERISTICS

The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include families related through marriage or blood, or unrelated individuals living together, or individuals living alone. Persons living in retirement or convalescent homes, or dormitories, or other group living situations are not considered as households.

Planning needs of the City can be best analyzed by the statistics that indicate household size, trends, income, whether they are overcrowded, or under utilization of the household stock. Also, the number of large families and single persons can identify additional concerns.

According to the Census, Holtville had 1,422 households in 1990. Families represented the City's predominant household type (81 percent). Single-person households represented the second largest household group in Holtville, comprising over 16 percent of all households. Among these single-person households, approximately half of them were elderly households. Average household size was 3.35 persons per household in 1990, representing an increase from 1980 (3.28 persons per household).

THE UNIVERSITY OF CHICAGO DEPARTMENT OF CHEMISTRY REPORT OF THE COMMITTEE ON THE STUDY OF THE

NAME	DEGREE	DATE
ALAN D. JENKINS	PH.D.	1954
JOHN H. HARRIS	PH.D.	1955
JOHN H. HARRIS	PH.D.	1956
JOHN H. HARRIS	PH.D.	1957
JOHN H. HARRIS	PH.D.	1958
JOHN H. HARRIS	PH.D.	1959
JOHN H. HARRIS	PH.D.	1960
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JOHN H. HARRIS	PH.D.	1963
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JOHN H. HARRIS	PH.D.	1965
JOHN H. HARRIS	PH.D.	1966
JOHN H. HARRIS	PH.D.	1967
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JOHN H. HARRIS	PH.D.	1969
JOHN H. HARRIS	PH.D.	1970
JOHN H. HARRIS	PH.D.	1971
JOHN H. HARRIS	PH.D.	1972
JOHN H. HARRIS	PH.D.	1973
JOHN H. HARRIS	PH.D.	1974
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JOHN H. HARRIS	PH.D.	2006
JOHN H. HARRIS	PH.D.	2007
JOHN H. HARRIS	PH.D.	2008
JOHN H. HARRIS	PH.D.	2009
JOHN H. HARRIS	PH.D.	2010
JOHN H. HARRIS	PH.D.	2011
JOHN H. HARRIS	PH.D.	2012
JOHN H. HARRIS	PH.D.	2013
JOHN H. HARRIS	PH.D.	2014
JOHN H. HARRIS	PH.D.	2015
JOHN H. HARRIS	PH.D.	2016
JOHN H. HARRIS	PH.D.	2017
JOHN H. HARRIS	PH.D.	2018
JOHN H. HARRIS	PH.D.	2019
JOHN H. HARRIS	PH.D.	2020
JOHN H. HARRIS	PH.D.	2021
JOHN H. HARRIS	PH.D.	2022
JOHN H. HARRIS	PH.D.	2023
JOHN H. HARRIS	PH.D.	2024
JOHN H. HARRIS	PH.D.	2025

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

REPORT OF THE COMMITTEE ON THE STUDY OF THE

THE UNIVERSITY OF CHICAGO DEPARTMENT OF CHEMISTRY REPORT OF THE COMMITTEE ON THE STUDY OF THE

The University of Chicago has a long and distinguished history of research in chemistry. The Department of Chemistry has been a leading center for the study of the chemical sciences for over a century. The Department has a strong tradition of research in all areas of chemistry, and has produced many of the leading chemists of the world. The Department is currently engaged in a wide range of research, and is expected to continue to be a leading center for the study of the chemical sciences in the future.

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Overcrowding

Overcrowding is an indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and comparatively high housing cost in a community, and reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. The Census defines households as units with greater than 1.01 persons per room, excluding kitchens, bathrooms, hallways, and porches.

According to the 1990 Census, the incidence of overcrowding was severe in Holtville, with approximately 23 percent (328) of the City's households defined as overcrowded. Overcrowding in Holtville is a more severe problem among renter-than owner-households, with 32 percent of the City's renter-households being overcrowded compared to 17 percent of the owner-households. The Imperial Valley Housing Authority indicated that all 67 applicants on the City's waiting list for three-bedroom units at the City's public housing project are currently residing in overcrowded units.

Household Income

An important factor with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate income households are more limited in the range of housing they can afford.

According to the 1990 Census, Holtville's median household income in 1989 was \$21,083. In comparison, median incomes of surrounding jurisdictions varied widely: Brawley \$22,365, El Centro \$25,147, and Calexico \$18,635. Median income for Imperial County was \$22,442 in 1989. The household income distribution in Holtville is illustrated in Table 5.

The Department of Housing and Urban Development (HUD) and the State Department of Housing and Community Development (HCD) have developed the following income categories and their definitions. HUD-established median income for Imperial County in 1989 was \$25,500.

- Very Low Income - less than 50 percent of the HUD County Median Income (less than \$12,750)
- Low Income - between 51 and 80 percent of the HUD County Median Income (\$12,750 - \$20,400)
- Moderate Income - between 81 and 120 percent of the HUD County Median Income (\$20,400 - \$30,600)
- Upper Income - greater than 120 percent of the HUD County Median Income (more than \$30,600)

The City's 1989 income distribution can be divided into these four HUD income categories through interpolation, as presented in Table 6. As shown below, approximately half (47 percent) of the City's households earned very low to low incomes in 1989, another 18 percent earned moderate incomes and 35 percent earned high incomes. Compared to the County, Holtville had a lower proportion of very low income households, but a higher portion of the City's households earned low incomes.

TABLE 5
CITY OF HOLTVILLE
1989 HOUSEHOLD INCOME DISTRIBUTION

Household Income	No. of Households	% of City
Less than \$10,000	239	16.8%
\$10,000 - \$14,999	236	16.6%
\$15,000 - \$24,999	345	24.2%
\$25,000 - \$34,999	176	12.4%
\$35,000 - \$49,999	202	14.2%
\$50,000 - \$74,999	135	9.5%
\$75,000 - \$99,999	44	3.1%
\$100,000 - \$149,999	19	1.4%
\$150,000 or more	26	1.8%
Total	1,422	100.0%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census.

TABLE 6
HOLTVILLE HOUSEHOLD INCOME DISTRIBUTION
HUD INCOME GROUPS

Income Category	Holtville		County	
	No. of Households	% of Total	No. of Households	% of Total
Very Low Income	369	26.0%	9,657	29.4%
Low Income	292	20.5%	5,285	16.1%
Moderate Income	257	18.1%	5,610	17.1%
High Income	504	35.4%	12,290	37.4%
Total	1,422		32,842	

Source: 1990 Census interpolated into HUD income categories.

Housing Affordability

State and Federal guidelines for housing affordability are based on an income-to-housing cost ratio of no greater than 30 percent. Housing "overpayment" is defined as households paying greater than 30 percent of their incomes towards housing costs, thereby leaving limited income for other necessities such as food, clothing, and health care. Upper income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owners always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established in that market.

According to the 1990 Census, 17.5 percent of the City's owner-households overpaid for housing compared to 46.3 percent of the renter-households. Comparatively, 20.7 percent of the County's owner-households and 43.6 percent of the renter-households overpaid for housing in 1990.

Tenure was not a deciding factor for housing overpayment among the very low income households in Holtville. As shown in Table 7, the discrepancy of housing overpayment by tenure narrowed to only ten percent for very low income households, with over 56 percent of the owners and 66 percent of the renters overpaying for housing in 1990.

TABLE 7
CITY OF HOLTVILLE
HOUSING OVERPAYMENT BY TENURE AND HUD INCOME GROUPS

HUD Income Groups	Owner-Households		Renter-Households	
	Number	% of Owners	Number	% of Renters
Very Low Income	65	56.5%	155	66.4%
Low Income	56	38.4%	108	55.6%
Moderate Income	13	10.9%	9	10.1%
High Income	12	2.6%	4	4.8%
Total	146	17.5%	276	46.3%

Source: 1990 Census Data interpolated into HUD income groups

The first step in the process of developing a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape. The next step is to define the business's mission and vision, which will guide the development of the business plan. Once these foundational elements are in place, the entrepreneur can begin to outline the specific details of the business, including the products or services to be offered, the marketing strategy, and the financial projections.

After completing the initial business plan, the entrepreneur should regularly review and update it as the business evolves. This is because the market and the business itself are constantly changing. By staying current on the latest trends and challenges, the entrepreneur can make informed decisions and adjust the business plan accordingly to ensure long-term success.

In addition to the business plan, the entrepreneur should also consider other important documents, such as a legal agreement with partners or investors, and a comprehensive financial statement. These documents provide a clear picture of the business's financial health and are essential for attracting investment and managing the business effectively.

Overall, the process of developing a business plan is a critical step in the journey of entrepreneurship. It provides a roadmap for the business, helping the entrepreneur to identify opportunities, anticipate challenges, and make strategic decisions. By following a structured approach and staying committed to the process, the entrepreneur can increase the likelihood of achieving their business goals.

APPENDIX A: SAMPLE BUSINESS PLAN

Business Plan		Financial Projections	
Item	Value	Item	Value
Revenue	\$100,000	Cost of Goods Sold	\$30,000
Expenses	\$70,000	Gross Profit	\$70,000
Net Income	\$30,000	Operating Expenses	\$40,000
Operating Expenses	\$40,000	Net Profit	\$30,000
Net Profit	\$30,000	Net Income	\$30,000

Appendix A: Sample Business Plan

Special Needs Groups

Certain segments of the population may have more difficulties in finding decent, affordable housing due to special circumstances. The "special needs" groups include the elderly, disabled persons, large families, female-headed households, farmworkers, and the homeless. The housing needs of these groups are required under State law to be addressed in the Housing Element. Table 8 summarizes the special needs households (or persons) in Holtville.

Elderly: The special needs of many elderly households result from their limited, fixed incomes, physical disabilities and dependence needs. An estimated 465 elderly persons resided in Holtville in 1990, constituting about 9.6 percent of the City's population. In comparison, elderly persons comprised 10.2 percent of total population in Imperial County. More than one-fifth (22 percent) of the City's households were headed by elderly persons and more than 8 percent of the City's elderly persons were reported to live in poverty.

Holtville has one residential care facility for elderly persons. The Valley Inn is licensed for 192 beds. While 12 of the units in the FmHA Town and Country Apartments are currently occupied by elderly persons, the City has no subsidized housing project that is reserved specifically for lower income elderly residents. According to a market study prepared for Toro Development in 1993, there is an immediate need and demand for a minimum of 50 assisted rental units for elderly persons in the City. The study further specifies that 11 of the units should be renting at FmHA basic rent levels and 39 units should be further subsidized with FmHA or Section 8 rental assistance.

Large Households: Large households are identified in State housing law as a group with special housing needs based on the generally limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration related to overuse of household spaces and utilities (showers, toilets), and general deterioration of the structure.

An estimated 348 Holtville households had five or more members in 1990, representing almost 25 percent of the City's total households. The substantial number of large family households is reflective of the City's large Hispanic origin population who tend to have larger and extended families. The only rental units with three or more bedrooms in the City are subsidized units with long waiting lists for occupancy. According to the Imperial Valley Housing Authority, all 67 applicants on the waiting list for three-bedroom units at the City's public housing project (Mesa Vista) are currently residing in overcrowded units. While the City has some for-sale units with three or more bedrooms, these units are usually priced at levels beyond the reach of the City's lower income large households.

Several Housing Element programs are focused on addressing the needs of large households. These include a policy for the development of units with three or

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more bedrooms, rehabilitation assistance for room additions, and several new construction projects for large families (i.e. 128 townhomes, Campesinos).

Disabled: Physical handicaps can hinder access to housing units of conventional design as well as limit the ability of handicapped individuals to earn an adequate income. The proportion of handicapped/disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. An estimated 422 Holtville residents had work disabilities and/or mobility/self-care limitations in 1990, comprising nine percent of the City's population.

Housing opportunities for the handicapped can be addressed through the provision of affordable, barrier-free housing.

Female-Headed Households: Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In 1990, Holtville had an estimated 193 female-headed households, 121 (63 percent) with children under 18 years of age. Of these female-headed households with children, almost 50 percent were reported to live in poverty.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of single-parent household, the parent becomes unable to work. As a result, the parent can not provide basic necessities, such as food and housing to their children.

To address the housing affordability needs of Holtville's female-headed households, the Housing Element provides for continued use of existing affordability programs, such as rent subsidies.

Farmworkers: The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. Estimates of the "farmworker" population in the City are extrapolated from individuals who categorize their employment as "Agriculture, Forestry, and Fisheries" in the 1990 Census. This category also includes people who work in such non-agricultural fields as veterinary services, landscape and horticultural, forestry, agricultural services, fishing, hunting, and trapping. Based on this grouping, the 1990 Census estimated that 348 Holtville residents were employed by the agriculture, forestry, and fishery industries, representing over 20 percent of the City's labor force. The Census estimate, however, did not include migrant workers who commute from Mexico. The Housing Needs Assessment prepared by the Imperial County Housing Authority in 1991 estimated that over 27 percent of the employed persons in Holtville had jobs in agriculture; over 68 percent of them work directly in the fields.

At present, the only designated farm labor housing in the City are self-help single-family units developed through Campesinos Unidos. Full time farm

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laborers are eligible for Housing Authority and Farmers Home Administration units. Some of the farm laborers have also been assisted through other housing assistance programs, such as Section 8. However, many farm workers live in overcrowded, substandard units scattered across the City. Many farm workers are not eligible for residency in the existing Farmers Home Administration units since they are not employed year-round. Overall housing affordability and rehabilitation programs contained in the Housing Element address the needs of farmworkers.

Homeless: Throughout the country, homelessness has become an increasingly reported problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill.

The 1990 Census reported no homeless persons in Holtville. However, discussions with the Police Department indicated that there are usually three to four homeless persons residing in the County-owned Earl Walker Park immediately outside of the City. They are usually referred to social service agencies in the City of El Centro.

The Assembly of God church in Holtville also meets the emergency needs of individuals and families in the community through provision of food and emergency overnight shelter.

The Salvation Army in El Centro operates the Hospitality House, an emergency shelter with a capacity to accommodate 45 persons. A homeless person may stay in this facility for up to five days. The Salvation Army also serves lunch to an average of 30 homeless persons at noon daily. Emergency food and clothing vouchers are also provided on an as-needed basis.

The Catholic Charities in El Centro operates two shelters - House of Hope and Our Lady of Guadalupe. House of Hope is a 24-hour shelter for with 25 beds, but may accommodate up to 50 persons with cots and mattresses. Usually, the duration of stay is 30 days but may be extended to 45 days if the person has pending AFDC or employment. Our Lady of Guadalupe is a nighttime-only shelter for men with 40 beds, but may accommodate additional persons if cots and mattresses are used. Residents are provided with dinner and breakfast. This facility also serves lunch to other homeless persons daily.

In addition to these two shelters, the Catholic Charities administers a motel voucher program funded by FEMA. The agency anticipates receiving a second allocation of funds from FEMA in May, 1994. Catholic Charities also provides homeless persons with transportation to San Diego, Yuma, and Indio. This program is operated with private donations and is currently out of funds.

TABLE 8
SUMMARY OF SPECIAL NEEDS GROUPS - 1990

Needs Group	No. of Households/ Persons	% of Total
Elderly Persons	465	9.6%
Elderly Households	311	21.9%
Large Families	348	24.5%
Disabled Persons	422	8.8%
Female-Headed Households	193	13.6%
With Children	121	8.5%
Farmworkers	266	5.5%
Homeless Persons ^(a)	3-4	

Source: U.S. Department of Commerce, Bureau of the Census, 1990.

(a) Holtville Police Department.

C. HOUSING MARKET CHARACTERISTICS

A housing unit is defined as a house, apartment, or single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

Housing Growth

The City of Holtville's housing market is part of the overall County housing market. It can also be considered as an extension of the housing market for the cities of El Centro and Calexico. In 1980, there were approximately 1,425 housing units in Holtville. Between 1980 and 1990, the City's housing stock grew by less than four percent to 1,477 units. This rate of growth lagged significantly behind the County's 18 percent growth. Since July 1989 however, residential construction has risen in Holtville. Between July 1989 and February 1994, 145 units had been constructed, representing an almost ten percent increase in the City's housing stock. With the completion of two State prison facilities, and anticipated effects of NAFTA and new port of entry, housing demand in Holtville is expected to continue to increase.

TABLE 1 SUMMARY OF STUDY RESULTS

Parameter	Mean	Standard Deviation
1. Age	25.5	3.2
2. Sex	50% Male	
3. Education	12.5	1.5
4. Income	\$15,000	\$5,000
5. Employment	60%	
6. Health Status	75%	
7. Life Satisfaction	70%	
8. Social Support	65%	

Note: Data were collected from 100 participants.

Source: Author's calculations.

3. THEORETICAL FRAMEWORK

The study is based on the theory of planned behavior (TPB), which posits that individuals' intentions and subsequent behaviors are determined by their beliefs about the outcomes of those behaviors. TPB suggests that three factors—attitudes toward the behavior, norms, and perceived behavioral control—determine an individual's intention to engage in a particular behavior. In this study, the behavior of interest is the use of a specific health service, and the outcomes are related to health status and life satisfaction.

3.1. Attitudes

The first component of TPB is attitudes, which refer to an individual's beliefs about the consequences of a particular behavior. In this study, attitudes toward the health service are measured using a series of statements that participants rate as either agree or disagree. For example, one statement is "Using this health service will improve my health." Another statement is "Using this health service is a waste of time and money." The mean score for each statement is calculated, and the difference between the two mean scores is used to determine the overall attitude toward the health service. A positive attitude is indicated by a higher mean score for the statement that using the health service will improve health, while a negative attitude is indicated by a higher mean score for the statement that using the health service is a waste of time and money.

Housing Type and Tenure

Single-family homes comprise approximately 67 percent of the housing stock and multi-family units comprise approximately 21 percent. The City also has several older mobilehome parks with a total of 183 mobile homes. According to the 1990 Census, 828 of the City's housing units were owner-occupied and 594 units were renter-occupied. Overall vacancy rate in the City had declined from 6.6 percent in 1980 to 3.7 percent in 1990, reflecting a tight housing market in the City.

According to the Census, approximately two-thirds (66 percent) of the City's occupied housing units in 1980 were occupied by owners. In 1990, the proportion of owner-occupied housing units dropped to 58 percent.

Age and Condition of Housing Stock

The City's housing stock has a broad age range, spanning from units built at the turn of the century to units built in recent years. The accepted standard for major rehabilitation needs is after 30 years. As shown in Table 9, approximately half (732 units) of Holtville's 1990 housing stock was over 30 years old, with an additional 17 percent (253 units) reaching 30 years of age during the 1990s. The age of the City's housing stock indicates the potential need for rehabilitation and continued maintenance of a significant portion of the housing.

Holtville conducted a housing condition survey on April 8, 1993 for the purposes of the CDBG Housing Rehabilitation Program Application. For the survey, the City identified a geographic target area based on areas of known housing deterioration, covering 962 units in three Census block groups (Tract 109, Block Groups 3, 4, and 5). Housing units outside the identified target area are generally in sound condition and for purposes of the Housing Element are not assumed to be substandard. A sample of 205 units (21 percent) in the target area were surveyed and classified as shown in Table 10. Interpolating the survey results to the entire target area, Holtville estimates that approximately 65.4 percent (629 units) of the 962 housing units in the target area are in substandard condition. Of these, 19 units require replacement.

In 1991, the Imperial Valley Housing Authority conducted a housing condition survey of multi-family units in the City of Holtville. The geographic area surveyed by the Housing Authority approximated the survey conducted by the City in 1993. The Housing Authority survey concluded that 18 multi-family units in the City were dilapidated, 10 units required substantial repair, 18 units needed maintenance/moderate repair, 20 units required minor repair, and 164 units were in good condition.

TABLE 9
CITY OF HOLTVILLE
AGE OF HOUSING STOCK - 1990

Year Structure Built	No. of Units	Percent of Total
1939 or earlier	159	10.8%
1940-1949	202	13.7%
1950-1959	371	25.1%
1960-1969	253	17.1%
1970-1979	298	20.2%
1980-March 1990	194	13.1%
Total	1,477	

Source: U.S. Department of Commerce, Bureau of the Census,
1990 Census Report.

TABLE 10
CITY OF HOLTVILLE
HOUSING CONDITIONS

Housing Condition	Surveyed Units (1)	% of Surveyed Units (1)	Total Target Area Units (1)	Citywide Units (2)
Sound Condition	71	34.9%	336	848
Substandard Condition				
Needing Minor Repair	49	23.9%	230	230
Needing Moderate Repair	60	29.3%	282	282
Needing Substantial Repair	21	10.2%	98	98
Dilapidated, Needing Replacement	4	2.0%	19	19
Total Substandard	(134)	(65.4%)	(629)	(692)
Total	205		962	1,477

Sources:

(1) City of Holtville Housing Condition Survey, conducted April 8, 1993.

TABLE 1
CITY OF HOUSTON
FOR THE YEAR 1900

Population	Area	Density
100,000	100	1,000
200,000	200	1,000
300,000	300	1,000
400,000	400	1,000
500,000	500	1,000
600,000	600	1,000
700,000	700	1,000
800,000	800	1,000
900,000	900	1,000
1,000,000	1,000	1,000

Note: The above figures are based on the 1900 Census of the United States.

TABLE 2
CITY OF HOUSTON
FOR THE YEAR 1900

Population	Area	Density	Population	Area	Density
100,000	100	1,000	100,000	100	1,000
200,000	200	1,000	200,000	200	1,000
300,000	300	1,000	300,000	300	1,000
400,000	400	1,000	400,000	400	1,000
500,000	500	1,000	500,000	500	1,000
600,000	600	1,000	600,000	600	1,000
700,000	700	1,000	700,000	700	1,000
800,000	800	1,000	800,000	800	1,000
900,000	900	1,000	900,000	900	1,000
1,000,000	1,000	1,000	1,000,000	1,000	1,000

Note: The above figures are based on the 1900 Census of the United States.

Cost of Housing

Ownership Housing: To some extent, Holtville functions as a bedroom community for El Centro and Brawley, where housing prices are generally higher than those in Holtville. According to the 1990 Census, the median value for ownership housing in Holtville was \$69,200, compared to \$73,200 in Brawley, \$79,100 in El Centro, \$72,800 in Calexico, and \$72,500 Countywide.

According to the Housing Needs Assessment prepared for the City by the Imperial Valley Housing Authority, existing single-family homes were selling from \$65,000 to \$75,000 in 1991. Due to the opening of two state prison facilities and increased economic development in the region, demand for housing in Holtville has risen in recent years. These impacts, combined with the diminishing residential land inventory within the Holtville City limits, have led to increases in housing costs. The newly developed Lewis Homes were reported to sell from \$97,950 for one-story units to \$110,000-\$115,000 for two-story units.

Housing affordability is income dependent. Table 11 compares Holtville's 1990 household income distribution and affordable monthly housing costs to housing prices affordable to these income groups. Housing affordability is based upon HUD's 30 percent income standard. According to the following table, approximately one-third of the City's households cannot afford a home in Holtville even at the lower end of the price range.

**TABLE 11
CITY OF HOLTVILLE
HOUSING AFFORDABILITY:1990**

Income Group	No. of Households	% of Total	Affordable Monthly Housing Cost (a)	Affordable Housing Price (b)
< \$ 5,000	43	3.0%	< \$ 125	< \$ 21,720
\$ 5,000 - \$ 9,999	196	13.8%	\$ 125 - \$ 250	\$ 21,720 - \$ 43,440
\$ 10,000 - \$14,999	236	16.6%	\$ 250 - \$ 375	\$ 43,440 - \$ 65,161
\$ 15,000 - \$24,999	345	24.2%	\$ 375 - \$ 625	\$ 65,161 - \$108,601
\$ 25,000 - \$34,999	176	12.4%	\$ 625 - \$ 875	\$108,601 - \$152,041
\$ 35,000 - \$49,999	202	14.2%	\$ 875 - \$1,250	\$152,041 - \$217,202
\$ 50,000 - \$74,999	135	9.5%	\$1,250 - \$1,850	\$217,202 - \$321,459
\$ 75,000 - \$99,000	44	3.1%	\$1,850 - \$2,500	\$321,459 - \$434,404
\$100,000 +	45	3.1%	\$2,500 +	\$434,404 +

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census.

Notes:

- (a) Affordability based upon HUD, 30% income standard.
- (b) Affordable housing price based upon 20% downpayment, 8.0% interest rate, 30-year fixed mortgage, and a 2 point fee (2% of the mortgage loan) to be paid up front.

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The second part of the report deals with the specific aspects of the country's development. It is a very detailed and comprehensive study of the country's development. The third part of the report deals with the specific aspects of the country's development. It is a very detailed and comprehensive study of the country's development.

TABLE 1
 SUMMARY OF THE DATA
 FOR THE YEAR 1980

Category	Value	Unit
Population	100	Millions
GDP	100	Billions of Dollars
Unemployment	10	Percent
Inflation	10	Percent
Interest Rate	10	Percent
Exchange Rate	10	Dollars per Pound
Trade Balance	10	Billions of Dollars
Foreign Debt	10	Billions of Dollars
Government Expenditure	10	Billions of Dollars
Government Revenue	10	Billions of Dollars

The data in the table above shows that the country's economy is growing rapidly. The population is increasing, and the GDP is rising. However, there are some problems, such as unemployment and inflation. The government is trying to solve these problems by increasing the interest rate and the exchange rate.

Rental Housing: A market study prepared for Toro Development in December 1993 surveyed nine multi-family rental projects (159 units) in Holtville. The study indicated that the average market rent was \$313 for one-bedroom units and \$350 for two-bedroom units. The only three-bedroom rental units in the City are subsidized units with long waiting lists for occupancy. According to Imperial Valley Housing Authority, the basic rent for these three-bedroom units is \$375 while fair market rent for three bedroom units in this area can command approximately \$655.

According to the HUD-established 1993 income guidelines, median income for the County is \$27,700. Thus, a household identified as Very Low Income could earn up to \$13,850 annually, whereas a Low Income household could earn up to \$22,160. Based on the guideline that households should not spend more than 30 percent of their gross incomes on housing, a Low Income household can afford to pay up to \$346 in monthly housing costs (including utilities), whereas a Low Income household can afford to pay up to \$554 monthly. Based on the average rental rates in the City, a Very Low Income household may not be able to afford even a two-bedroom unit.

Holtville has a tight rental market. The market study reported only three vacant units, all located in the FmHA Chestnut Village Apartments. These vacant units were to be filled from the project's five-month long waiting list. Weekly classified advertisements from November 18, 1993 to January 27, 1994 were reviewed for the availability of rentals. During that ten-week period, only four units were listed for rent. Three of the units were single-family homes and all were small units with only two-bedrooms.

The waiting list for the 30-unit Holtville Public Housing Project (Mesa Vista) currently has 121 applicants. Among the applicants, ten (8%) are waiting for one-bedroom units, 44 (37%) for two-bedroom units, and 67 (55%) for three-bedroom units. Thus, with regard to rental housing in Holtville, availability of units, especially of large units, appears to be as serious a concern as affordability.

D. ASSISTED HOUSING AT RISK OF CONVERSION

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently deed-restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. This section identifies those units in Holtville, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units. Goals, policies and programs to preserve these units are presented later in this Housing Element.

Consistent with State requirements, the assisted housing analysis includes the following components:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";
- Quantified objectives for the number of "at risk" units to be preserved; and
- Programs for preserving the "at risk" units.

Inventory of Assisted Housing

This section identifies all of the low income rental housing units in the City of Holtville that are at risk of converting to market rate housing uses during two five-year periods - July 1, 1989 to June 30, 1994, and July 1, 1994 to June 30, 1999.

The inventory of assisted units included a review of all multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. The inventory also covers all units that are eligible to change to non-low income housing units due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by discussions with City staff, Farmers Home Administration (FmHA) staff, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990," (California Debt Advisory Commission).

There are three publicly assisted housing projects in the City of Holtville - the 30-unit Mesa Vista, 42-unit the Town and Country Apartments, and 40-unit Chestnut Village Apartments. Mesa Vista is a public housing project owned and operated by the Imperial Valley Housing Authority and thus, is not at risk of converting to market rate housing. The Town and Country Apartments and Chestnut Village Apartments are assisted under the Farmers Home Administration (FmHA) Section 515 Rental Housing Program. Rental assistance is also provided to 29 units in the Town and Country Apartments and three units in Chestnut Village through FmHA. The conversion potential of these two FmHA projects is discussed below.

Conversion Potential

The mortgage loan for the Town and Country Apartments was issued in 1975 and the loan for Chestnut Village Apartments was issued in 1986. Both loans have a loan term of fifty years.

According to FmHA regulations, projects with FmHA loans issued prior to 1979 are eligible to prepay their mortgage loans and opt out of the low-income use restrictions. FmHA loans issued between 1979 and 1989 are not prepayment-eligible but may submit a Request for Prepayment to determine the owners' eligibility for additional incentives in the form of an equity loan and/or rental assistance. Loans issued after 1989 are not eligible to prepay or receive additional incentives through the Request for Prepayment process.

The loan for the Town and Country Apartments was initiated in 1975 and is subject to a twenty-year prepayment restrictive use provision. Pursuant to FmHA regulations, the Town and Country Apartments is the only FmHA project in Holtville that is eligible to prepay, and prepayment can occur within the second five-year period (July 1, 1994 to June 30, 1999) covered by this analysis.

To apply for prepayment, the owner of the Town and Country Apartments must submit a Request for Prepayment to FmHA to determine the owner's ability to prepay the loan. If FmHA determines that the owner possesses the financial ability to prepay, the owner will be offered additional incentives such as an equity loan and/or rental assistance. In return, the owner must agree to maintain the project for low-income uses for the term of the loan (50 years). If the offer of incentives is rejected by the project owner, FmHA regulations require the owner to first offer the project for sale to a qualified non-profit or a public entity. If no qualified non-profit or public agency is interested, then the project owner may prepay the loan and opt out of the low-income use restrictions.

Cost Analysis

This section analyzes and compares the costs of acquiring the "at risk" project versus the cost of building replacement units should the project convert and be lost as low income housing. The cost estimates used in this analysis were derived from conversations with local agencies and developers. These figures represent only rough, order of magnitude estimates.

Preservation Cost: This analysis estimates the costs involved in transferring the ownership of these projects to non-profit or public agencies. According to the Imperial County Assessor's Office, the current assessed value for the Town and Country Apartments is \$618,040. Assessed value for a piece of property is established for tax purposes. Re-assessment of property value occurs only when there is a transfer of ownership; otherwise, inflation on the assessed value is capped at an annual rate of two percent. Therefore, a property's assessed value is usually lower than its current market value. However, with the absence of

The first part of the report is a general introduction to the project. It describes the purpose of the study and the objectives that were set at the beginning. It also mentions the scope of the work and the limitations that were encountered.

The second part of the report is a detailed description of the methodology that was used. It explains the different steps that were taken to collect and analyze the data. It also discusses the strengths and weaknesses of the chosen methods and the measures that were taken to ensure the reliability of the results.

The third part of the report presents the results of the study. It shows the data that were collected and the conclusions that were drawn from them. It also discusses the implications of the findings and the suggestions that were made for further research.

The fourth part of the report is a conclusion and a summary of the findings. It reiterates the main points of the study and emphasizes the importance of the results. It also provides a final assessment of the project and its contribution to the field of research.

The fifth part of the report is a list of references. It includes all the sources that were consulted during the research process. It also provides a list of appendices and a list of figures and tables that are included in the report.

The sixth part of the report is a list of acknowledgments. It expresses gratitude to all the people and organizations that provided support and assistance during the project. It also mentions any funding sources that were used to finance the study.

current market value information on this project, current assessed value is used as a point of reference.

Replacement Cost: This section analyzes the cost of constructing new low income housing units to replace the Town and Country Apartments should it convert to market rate housing. According to information provided by a developer with local experience, development of a project similar to the Town and Country Apartments would cost approximately \$2,314,200, including land cost. This estimate is based on a total per unit cost of \$49,000 for a one-bedroom unit and \$53,200 for a two-bedroom unit. There are 16 one-bedroom units and 26 two-bedroom units in the Town and Country Apartments.

Cost Comparison: As presented above, the cost of constructing new units to replace the at-risk units are substantially higher than preserving the affordability of these units through a transfer of ownership to a non-profit organization. The programs section of the Housing Element sets forth organizational and financial resources available for preserving at-risk units, as well as programs for preservation.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it sets out the President's policy for the new year.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 1, 1861. It contains a detailed account of the financial state of the country, and the measures which have been taken to improve it.

3. The third part of the document is a report from the Secretary of the Interior, dated January 1, 1861. It contains a detailed account of the state of the public lands, and the measures which have been taken to improve them.

III. SUMMARY OF HOUSING NEED

Assuring the availability of adequate housing for all social and economic segments of Holtville's present and future population is a primary goal of the City. To implement this policy, the City must target its programs and monetary assistance toward those households with the greatest need. This is a summary of the major housing need categories in terms of income groups as defined by Federal and State law. The City recognizes the special status of very low and lower income households, which in many cases are also farmworker, elderly, single-parent, and large family households. City housing programs focus on these households. As summarized in Table 12, the groups most in need of housing assistance in the near future include the following:

- (1) *New Residents:* The City of Holtville has an identified future housing need of 84 new units between July 1989 and June 1996, translating to an additional 281 residents (3.35 persons per household). At least 27 units (32 percent) of these units should be targeted toward lower income households.
- (2) *Units in Need of Repair:* The City's 1993 housing condition survey identified a total of 629 units in substandard condition, including: 230 units needing minor repair; 282 units needing moderate repair; 98 units needing substantial repair; and 19 units needing replacement. In the interest of health and safety, these units should be improved or removed.
- (3) *Overpaying Households:* Sales and rental rates for housing units in Holtville are at such levels that approximately 121 lower income owner-households and 263 lower income renter-households are paying more than 30 percent of their gross incomes on housing. Certain households in Holtville may have more difficulty in finding decent, affordable housing, such as lower income renters, farmworkers, and large families.

These specific areas - expected growth, substandard housing, overpayment for housing and households with special needs - are areas in which the City can target its efforts toward realizing its goal for the provision of adequate housing.

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TABLE 12
CITY OF HOLTVILLE
EXISTING AND PROJECTED HOUSING NEEDS

Lower Income Overpaying Households (a)		Special Needs Households/Persons (a)	
Total	384	Elderly (Households)	311
Renter	263	Large Family (Households)	348
Owner	121	Disabled (Persons)	422
		Female Headed w/Children	197
		Farmworker (Persons)	266
		Homeless (Persons) (c)	3-4
Units in Need of Repair (b)		Household Growth July 1989 - June 1996 (d)	
Total		Total	
Sound	848	Very Low Income	12
Substandard		Low Income	15
Needing Minor Repair	230	Moderate Income	17
Needing Moderate Repair	282	Upper Income	40
Needing Substantial Repair	98		
Dilapidated, Needing Replacement	19		

Source: (a) U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

(b) City of Holtville, Housing Condition Survey, December 1993.

(c) Holtville Police Department, February 1994.

(d) Regional Housing Needs Assessment by SCAG, 1988.

Note: Special needs figures cannot be totaled because categories overlap and are not exclusive of one another.

IV. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors add to the cost of housing in Holtville and constrain the provision of affordable units. These include market, governmental, and infrastructure constraints.

A. MARKET CONSTRAINTS

The high costs of renting or buying housing relative to incomes of the residents is the primary ongoing constraint to providing adequate housing in the City of Holtville. High construction costs, labor costs, land costs, and market financing constraints are all contributing to decreases in the availability of affordable housing.

Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. According to the Construction Industry Research Board, overall construction costs rose over 30 percent during the past decade, with rising energy costs a significant contributor. Construction costs for wood frame, single-family homes of average to good quality range from \$45 to \$60 per square foot. Custom homes and units with extra amenities run substantially higher. Costs for wood frame, multi-family construction average around \$42 per square foot, exclusive of parking. Construction of subterranean parking commands a much higher cost than surface parking, although most residential parking in Holtville is and will continue to be in above-ground parking lots.

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); b) availability of skilled construction crews who will work for less than union wages; and c) use of manufactured housing (including both mobile home and modular housing). An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land Cost

The current City limits of Holtville is approaching buildout with only a few residentially zoned vacant properties remaining. However, the City will continue to annex land into its jurisdiction as services are extended to serve future development. Information provided by local developers indicated that one low-density residential property located immediately outside the City limits was priced

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Our Vision

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B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

Land Use Controls

The Land Use Element of the General Plan and corresponding zoning provide for a full range of residential types and densities throughout the City. Residential categories in Holtville include the following:

- Single-Family (R-1) - 4 units/acre
- Two-Family (R-2) - 8 units/acre
- Multi-Family (R-3) - 20 units/acre
- Mobile Home Park (R-4) - 8.7 units/acre

The City completely revised its General Plan in 1991. The revised General Plan projects the growth of the City to the Year 2010 and designates substantial acreage for development of all types of housing. Thus, Holtville's land use controls are not considered a constraint for residential development. The City Council also encourages developers to provide housing for all income levels.

In addition, the City is considering establishment of a policy to annex additional developable land to the City for future development. Specifically, the annexation of the Barbara Worth Country Club and the intervening agricultural land has been proposed for the first phase of annexation. The intervening agricultural land is proposed in the City's General Plan for conversion to residential and commercial uses. However, the City does not anticipate any major annexation activities to take place during this Housing Element period.

The City has not adopted a second unit ordinance. Development of a second unit on residentially zoned land will be permitted subject to the following minimum State requirements:

- The unit is not intended for sale and may be rented.
- The lot contains an existing single-family dwelling.
- The floor area of an attached unit shall not exceed 30 percent of the existing living area.
- The floor area of a detached unit shall not exceed 1,200 square feet.
- Any construction shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

Fees and Improvements

Holtville charges various fees and assessments to cover the cost of processing permits and providing certain services and facilities. Table 13 summarizes the City's fee requirements for residential development. This fee schedule is considerably lower than those of the surrounding communities such as El Centro and Brawley and cannot be considered excessive.

**TABLE 13
CITY OF HOLTVILLE
PLANNING AND DEVELOPMENT FEES**

PLANNING FEES	
Zone Change	\$500 plus \$5/acre
General Plan Amendment	\$750
Variance	\$300
Conditional Use Permit	\$250
Environmental Assessment	\$300
Site Plan Review and Plan Check	\$300
Certificate of Compliance	\$150
Lot Line Adjustment	\$ 75
Zoning Ordinance Interpretation	\$ 25
Extension of Tentative Map	\$250
Tentative Tract Map Review	A deposit of \$500, plus \$100/lot for the first 20 lots, plus \$50/lot for the next 80 lots, plus \$25/lot for all remaining lots
Tentative Parcel Map Review	A deposit of \$750, plus \$100/lot
Annexation	\$500/acre
DEVELOPMENT FEES	
Water Connection	\$1,000
Water Installation	\$1,000 - \$6,000
Sewer Connection	\$1,000
Sewer Installation	Actual Cost of Materials & Labor

Source: City of Holtville, November 1993.

Building and Zoning Codes

The City of Holtville has adopted the Uniform Building Code. This code is considered to be the minimum necessary to protect the public health, safety, and welfare.

The City's zoning ordinance has established the residential standards shown in Table 14. These development requirements are considered standard and reasonable and do not unduly constrain development. The City also requires 1.5 parking spaces for studio units or units with one bedroom, 1.75 spaces for units with two bedrooms, and 2 spaces for units with three or more bedrooms. The City's Planning Commission will continue to provide flexibility to allow reduction in parking requirements or reduced parking space dimensions to facilitate affordable housing.

**TABLE 14
CITY OF HOLTVILLE
RESIDENTIAL DEVELOPMENT STANDARDS**

Zone	Front Setback	Side Setback	Rear Setback	Lot Coverage
R-1	20'	5' on each side; on lots without an alley, one side shall not be less than 10'	20'	50%
R-2	20'	5' on each side; on lots without an alley, one side shall not be less than 10'	20'	50%
R-3	20'	10'	20'	40%
R-4	3'	3'	3'	—

Source: City of Holtville Zoning Ordinance.

Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price.

The first author has taught in Japan for 10 years. The second author has taught in Japan for 10 years. The third author has taught in Japan for 10 years.

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Table 1
List of Japanese Companies
Used in the Study

Company	Industry	Year Founded	Employees
Toyota	Automotive	1937	350,000
Fujitsu	Information Technology	1965	100,000
Sanofi	Pharmaceuticals	1953	15,000
Yamaha	Music Instruments	1954	12,000
Asahi	Media	1942	10,000
Daikin	HVAC	1924	8,000
Sumitomo	Banking	1873	7,000
Sanofi	Pharmaceuticals	1953	15,000
Yamaha	Music Instruments	1954	12,000
Asahi	Media	1942	10,000
Daikin	HVAC	1924	8,000
Sumitomo	Banking	1873	7,000

Source: Data from Japanese Companies.

Japanese Companies and Their Employees

The companies and their employees were selected for the study based on the following criteria:

For the City of Holtville, Planning Commission review is required for large residential projects, and all projects within commercial and industrial zones. Single-family lot development can typically be processed in one to two months. There is usually no backlog of applications.

C. INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure -- major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting -- which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner.

Sewer and water capacities are more than adequate to serve the level of development permitted under the City's General Plan and Zoning. Currently, the City is operating at approximately 50 percent of its water capacity and 65 percent of its sewer capacity. The City has also recently upgraded its water treatment plant. However, some of the City's water and sewer lines are aging and in need of replacement. Increased finished water storage and a new storage tank are also needed.

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1. Introduction

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V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates residential development which has occurred to date during the current Housing Element cycle (July 1989 - February 1994) and potential residential development which could occur through the end of this cycle (June 1996). A comparison of this existing and potential residential growth with the City's share of regional housing needs is also provided.

A. RESIDENTIAL DEVELOPMENT SINCE JULY, 1989

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five-year housing growth needs by income category for cities within its jurisdiction, which includes the City of Holtville. Due to a suspension in State funding, SCAG will not be developing the new 1994-1999 RHNA until sometime in 1994. Thus, the State Department of Housing and Community Development (HCD) has extended the current SCAG cycle (July 1, 1989 to June 30, 1994) for two additional years to cover the period through June 30, 1996.

Since the City of Holtville is revising its Housing Element during the middle of the 1989-1996 SCAG cycle, residential development that has taken place since July 1989 should be accounted for. Between July 1989 and February 1994, a total of 148 units have been constructed in the City, including 100 single-family units in the Lewis Homes Project, 45 scattered site homes constructed under the Self-Help program operated by Campesinos Unidos, and a three-unit rental project. Figure 1 identifies the locations of housing units built since July 1989.

B. AVAILABILITY OF SITES FOR HOUSING

Within the City's current corporate limits, vacant land remaining for future residential development is limited. As a means of determining future residential growth, aerial photographs have been reviewed to identify vacant sites and compared with the City's zoning map for permitted uses. Table 15 quantifies the number and type of units which can be constructed based on the zoning designations of the vacant properties or on specific project proposals and Figure 2 identifies the locations of the vacant sites.

The largest vacant residential property remaining in Holtville is ten acres and is located at the southeast corner of the City (south of Highway 80 and east of Grape Avenue). The property is currently zoned Multi-Family (R-3). A proposal to construct 128 townhomes on this site (80 three-bedroom units and 48 four-bedroom units) is currently pending.

Another major vacant residential property (4.4 acres) is located in the southern portion of the City, immediately to the south of Third Street and west of the City limits. This property is currently zoned for Mobile Home Park (R-4), and is proposed to be rezoned to Single-Family (R-1) for a manufactured home subdivision. Based on the permitted density of development (4 units per acre) under the R-1 category, this site can accommodate approximately 18 manufactured homes. Currently, there are two single-family units on the site which may be removed, yielding a net increase of 16 units for the site.

The third major vacant residential property (2.5 acres) is located in the northern section of the City, bounded by Tenth Street to the north, Fern Avenue to the east, Ninth Street to the south, and Holt Avenue to the west. The property has a zoning designation of Multi-Family (R-3). The property owner has commissioned a market study which supports the development of rental housing for seniors, and has secured FmHA Section 515 financing for development of a 35-unit very low income senior project. The City Council has approved the project, and is providing assistance through the Redevelopment set-aside fund for on- and off-site infrastructure improvements.

As illustrated in Figure 2, there are also several scattered vacant sites zoned for various residential uses. Combined, these scattered sites provide a development potential of approximately 66 units: 26 single-family units, 24 duplexes, and 16 multi-family units. The City will continue to work with Campesinos Unidos to facilitate the development of affordable homeownership opportunities for low and very low income households.

Based on the vacant site inventory, combined with knowledge of specific projects proposed, an additional 247 units can be developed within the current City limits, including 44 single-family homes, 24 duplexes, and 179 multi-family units (inclusive of 128 townhomes). Furthermore, annexation of surrounding properties will continue to provide for future residential growth. The City currently provides water and sewer services to some residential properties lying immediately outside of the City's corporate limits. The City is considering establishment of a policy to annex future residential projects as a condition of providing City services.

C. RESIDENTIAL DEVELOPMENT POTENTIAL COMPARED WITH HOLTVILLE'S REGIONAL HOUSING NEEDS

The City's share of regional housing needs as identified by SCAG are 84 units (12 very low income, 15 low income, 17 moderate income, and 40 upper income) for the period covering July 1, 1989 through June 30, 1996. Based on the HUD-established 1993 County Median Income (MI) of \$27,700 for Imperial County, the income limits for these four income categories are as follows:

- Very Low Income (50% or less than MI) - \$13,850
- Low Income (51 - 80% of MI) - \$13,850 to \$22,160
- Moderate Income (81 - 120% of MI) - \$22,160 to \$33,240
- High Income (more than 120% of MI) - \$33,240 +

Table 11 (Housing Affordability) compares affordable housing costs with the City's income distribution and can be used to assess the affordability of housing projects in the City. Sales prices in the Lewis Homes project ranged from \$97,950 to \$115,000 per unit. Based on the affordable housing cost ranges shown in Table 11, the 100 units in the Lewis Homes project are affordable to moderate income households.

The 45 scattered site units built under the Campesinos Unidos Self-Help Program are available only to very low to low income households. Campesinos representatives indicated that the general income distribution of households occupying the self-help units is 40 percent very low income and 60 percent low income. Based on this income distribution, approximately 18 of the 45 Campesinos units built since July 1989 may be occupied by very low income households and 27 units by low income households.

As previously discussed, the average monthly rent for a two-bedroom unit in Holtville is \$350. Given this rental rate, the three rental units developed in the City since July 1989 should be affordable to the City's lower income households.

Thus, Holtville has more than fulfilled its regional housing need for 84 units with residential construction that has taken place since July 1, 1989. And more importantly, the City has also accomplished the provision of housing affordable to very low and low income households in excess of its stated regional requirement by approximately 6 very low income units, 15 low income units, and 83 moderate income units.

Furthermore, proposed new housing projects in the City will provide additional affordable housing opportunities for homeowners and renters. The 128 new townhomes should be selling at prices comparable to those in the Lewis Homes project; these units will be affordable to the City's moderate income households. The 18 manufactured homes will potentially sell from \$85,000 to \$90,000 as estimated by the interested developer. This price range will be affordable to a portion of the City's low income households (refer to Table 11). The 35-unit senior rental project will be financed under the FmHA Section 515 Rental Housing Program. Combined with long-term financing and rental assistance, these units will be affordable to very low income senior residents.

TABLE 15
CITY OF HOLTVILLE
RESIDENTIAL SITE INVENTORY
7/89 - 6/96

Zoning Category	Permitted Density	Units Since 7/89	Vacant Land (Acres)	Potential Units	Total Units
Single-Family (R-1)	4 dus/ac	137 dus	6.5	26 dus	163
Two-Family (R-2)	8 dus/ac	8 dus	3.1	24 dus	32
Multi-Family (R-3) ^(a)	20 dus/ac	3 dus	13.7	179 dus	182
Mobile Home Park (R-4) ^(b)	8.7 dus/ac	---	4.4	18 dus	18
Total		148 dus	27.7	247 dus	395

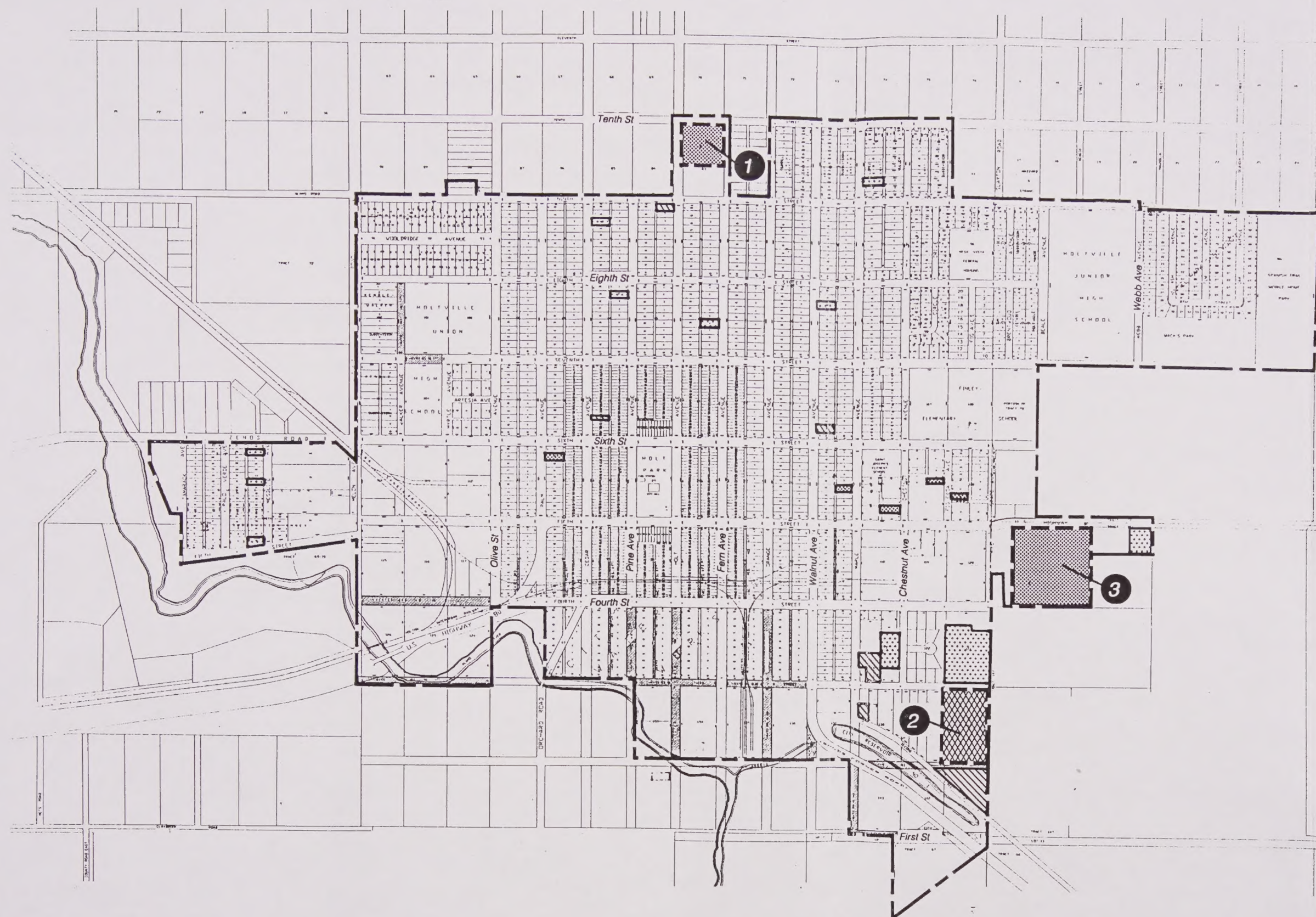
dus = dwelling units; ac = acre

Source: City of Holtville

- (a) Development potential under this category includes two properties with an R-3 zoning designation that have been proposed for residential development. One property, approximately 10 acres in size, has been proposed for the development of 128 townhomes. The other property of approximately 2.5 acres has been proposed for the development of 35 FmHA rental units for seniors.
- (b) A 4.4-acre site currently designated as R-4 is proposed for a manufactured home subdivision and will be rezoned to R-1. Development potential of this site (18 units) is estimated with the permitted density under the R-1 category (4 units per acre). Currently, there are two single-family units on site, which may have to be removed to make room for new development.

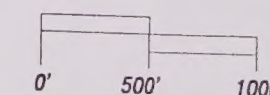
City of Holtville Housing Element

Figure 2
Housing
Opportunity Areas



-  Single-Family (R-1) - 6.5 acres
-  Two-Family (R-2) - 3.1 acres
-  Multi-Family (R-3) - 13.7 acres
-  Mobile Home Park (R-4) - 4.4 acres
-  Proposed for 35 Senior FmHA Rental Units
-  Proposed for 18 Manufactured Units
-  Proposed for 128 Townhomes
-  Holtville City Boundary

SOURCE: City of Holtville, Feb. 1994



City of Holtville Housing Element

Figure 1
Housing Units Built
(7/89 - 2/94)

Single-Family Homes

1. Lewis Homes - 100 units
2. Campesinos Villa Dorado - 29 units

Campesinos Scattered Sites

3. 8 units
4. 1 unit
5. 1 unit
6. 1 unit
7. 2 units
8. 1 unit
9. 2 units

Total Single-Family Homes Built = 145

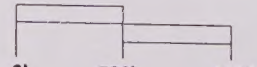
Multi-Family Units

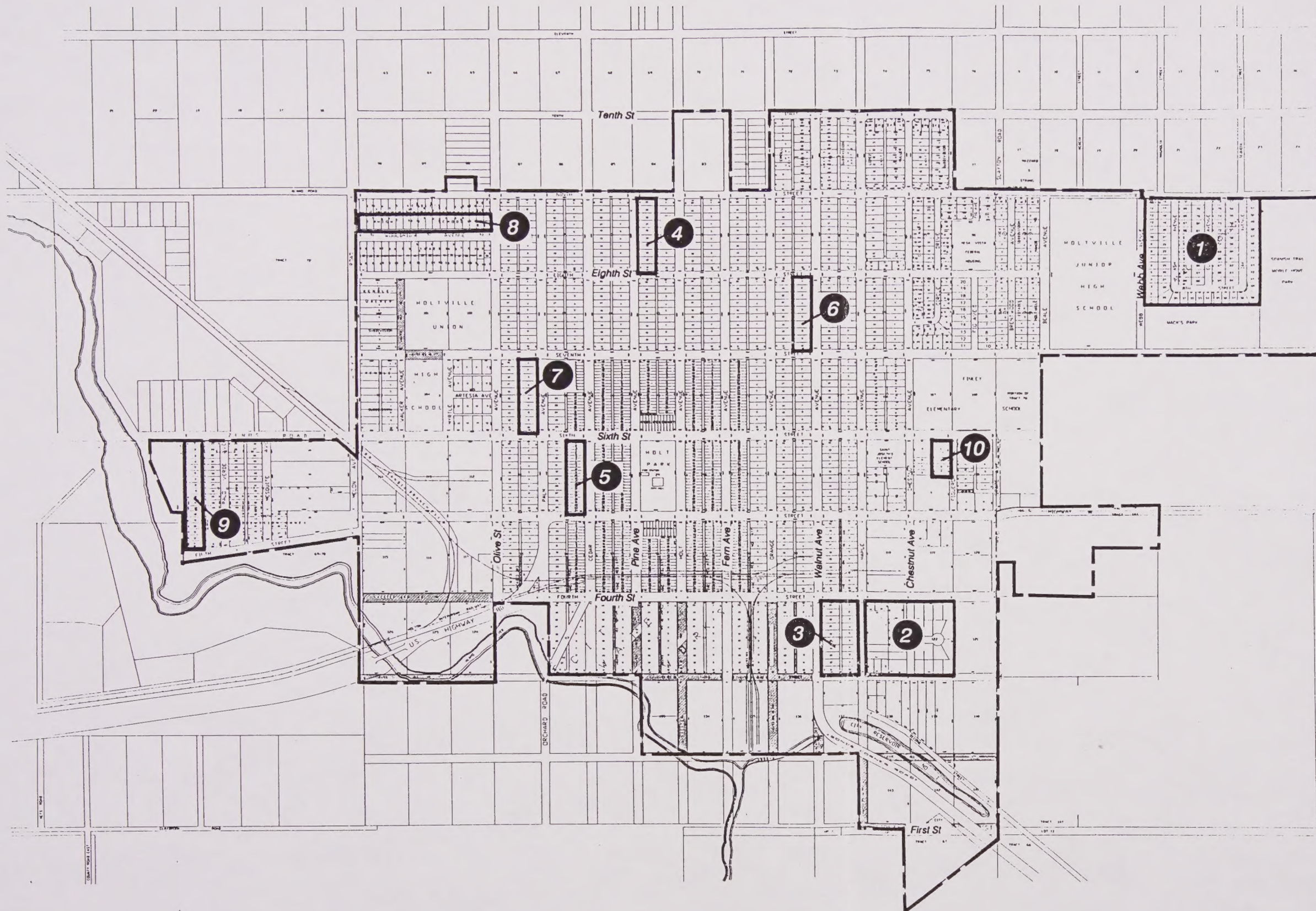
10. Triplex - 3 units

 Holtville City Boundary

SOURCE: City of Holtville;
Campesinos Unidos, Inc., Feb. 1994


NORTH


0' 500' 1000'





D. AVAILABILITY OF PUBLIC SERVICES AND FACILITIES

All of the vacant properties identified in the residential site inventory are served by sewer lines, water lines, streets, storm drains, telephones, and electrical and gas lines. As previously mentioned, a policy to annex future residential properties as a condition of providing services is currently under review by the City.

E. OPPORTUNITIES FOR ENERGY CONSERVATION

One of the major on-going expenses of a household in this geographic region is the cost of energy. As Holtville is located within a desert area, in extreme Southern California, air-conditioning (cooling) is one of the greatest expenses with electric bills ranging from \$150 to \$400 per month for the period of June through October, for each year.

Much of the older housing stock is poorly insulated. Insulation of these homes could reduce the energy demand for cooling purposes. Typically, wall insulation should be installed in homes that do not have it. Dwellings that currently have R-11 in walls and R-19 in ceilings should be up-graded to R-19 and R-30 wherever possible. Weather-stripping and other weather protection measures should be implemented around doors, windows, etc.

Other non-intrusive methods which provide climate control include landscaping design features such as shading and solar screening. With the City's current Community Economic Development Program, the following energy conservation measures are being incorporated into work write-ups to qualify for CDBG Rehabilitation Loans:

- (1) R-30 Insulation in Ceilings
- (2) R-19 Insulation in Exterior Walls
- (3) Insulation blanketing for water heaters
- (4) 12" HD Turbine Ventilators on roofs
- (5) Curved blade registers
- (6) Night set-back or automatic clock thermostats
- (7) Water saving fixtures
- (8) Fluorescent lighting

2. MEASUREMENT OF FISH STOCKS AND FISHING

It is the purpose of this study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake. The study is divided into two parts. The first part is a preliminary study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake. The second part is a study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.

3. MATERIALS AND METHODS

The study was conducted in the different parts of the lake. The study was divided into two parts. The first part is a preliminary study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake. The second part is a study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.

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2. The study was divided into two parts.	20
3. The first part is a preliminary study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.	30
4. The second part is a study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.	40
5. The study was conducted in the different parts of the lake.	50
6. The study was divided into two parts.	60
7. The first part is a preliminary study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.	70
8. The second part is a study to determine the effect of the different fishing methods on the fish stocks in the different parts of the lake.	80

VI. HOUSING PLAN

Chapters II to V of this Housing Element establish the housing needs, opportunities, and constraints in Holtville. The Housing Plan presented in this section sets forth the City's goals, policies, and programs to address Holtville's identified housing needs.

A. ISSUES

Between 1980 and 1990, housing construction did not keep pace with household growth in Holtville. As a result, there was an increase in overcrowding. According to the 1990 Census, 23 percent (328) of the City's households resided in overcrowded units, with renters accounting for 58 percent of all overcrowded units.

Holtville has a substantial portion of its population overpaying for housing. This indicates a shortage of affordable housing for low and very low income households. According to the 1990 Census, a total of 422 households in Holtville were overpaying for housing in 1990.

The City has an urgent need for farmworker housing. According to the Census, over 27 percent of people employed in the City had jobs in agriculture; many of them worked directly in the fields. Since the City and County have a strong commitment to preserving agricultural land, the problem of farm labor housing is expected to become more severe over the next five years.

There is currently a critical shortage of elderly housing in Holtville. The City does not currently have a rental housing project designated for senior citizens. This deficiency is expected to become even more critical over the next few years as housing costs in the City continue to rise and price out many older households with limited incomes.

The City also has a continuing need for larger rental units with three or more bedrooms in order to accommodate larger lower-income families. The only three-bedroom rental units in the City are subsidized with a long waiting list of applicants.

A majority of the housing stock in Holtville is over 30 years old. Therefore, there is a continuing need for rehabilitation of the existing housing stock. The preservation of affordable multi-family units for lower income residents is a critical need due to the small number of units available and the low vacancy rate.

The first of the three phases of the project was the initial study of the problem. This was done by a team of experts in the field of the problem. The second phase was the design of the project. This was done by a team of experts in the field of the problem. The third phase was the implementation of the project. This was done by a team of experts in the field of the problem.

2. Design

The design of the project was done by a team of experts in the field of the problem. The design was based on the results of the initial study. The design was a plan for the implementation of the project. The design was a plan for the implementation of the project.

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B. GOALS

- (1) Attract and obtain low, moderate, and high- cost quality housing developments in order to cover the needs of citizens at all income levels.
- (2) Encourage and promote a variety of housing types, including new, and innovative designs while maintaining standards, safety, and quality environments.
- (3) Encourage the development of decent housing units. Provide a satisfying environment for all residents of Holtville regardless of age, race, sex, marital status, ethnic background, income, or other arbitrary factors.
- (4) Encourage the solid growth of the City of Holtville by designating suitable sites for residential developments as related to job opportunity and/or access to public facilities.
- (5) Conduct a biannual housing program review to assess progress towards realizing housing objectives, success of programs and the plans for the forth-coming year.
- (6) To improve and conserve existing residential neighborhoods.

C. POLICIES

The City shall:

- (1) Maximize the use of vacant land within the City and land contiguous to the current City limits for housing to reduce the cost of facilities (water, sewer, street, etc.) while controlling congestion and providing good access.
- (2) Promote mixed-use housing and commercial activities in the central area of Holtville for special needs, which would include housing for small business owners and for elderly households. A combined residential/commercial zone should be adopted with reduced parking requirements for specific applications.
- (3) Promote the provision of adequate numbers of rental units affordable to low and moderate income households.
- (4) Work towards equal housing opportunities for all residents regardless of age, sex, race, marital status, ethnic background, income, or other such arbitrary factors. Furthermore, make residents aware of equal housing laws and resources through educational material made available at City Hall, City Library, and Schools.

1. The first part of the paper is devoted to a general discussion of the problem of the existence of a solution of the boundary value problem for the Laplace equation in the case of a domain with a piecewise smooth boundary. It is shown that the problem is well-posed in the case of a domain with a piecewise smooth boundary.
2. In the second part of the paper, the problem of the existence of a solution of the boundary value problem for the Laplace equation in the case of a domain with a piecewise smooth boundary is considered. It is shown that the problem is well-posed in the case of a domain with a piecewise smooth boundary.
3. In the third part of the paper, the problem of the existence of a solution of the boundary value problem for the Laplace equation in the case of a domain with a piecewise smooth boundary is considered. It is shown that the problem is well-posed in the case of a domain with a piecewise smooth boundary.
4. In the fourth part of the paper, the problem of the existence of a solution of the boundary value problem for the Laplace equation in the case of a domain with a piecewise smooth boundary is considered. It is shown that the problem is well-posed in the case of a domain with a piecewise smooth boundary.
5. In the fifth part of the paper, the problem of the existence of a solution of the boundary value problem for the Laplace equation in the case of a domain with a piecewise smooth boundary is considered. It is shown that the problem is well-posed in the case of a domain with a piecewise smooth boundary.

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- (5) Pursue any and all funding mechanisms that are available to assist people in obtaining their own home ownership goals.
- (6) Pursue adequate housing for persons with above medium incomes.
- (7) Assist the private sector and public agencies that are capable of producing or assisting in the production of housing for special needs households.
- (8) Initiate a proactive housing rehabilitation program and continue to seek additional funding.
- (9) Continue to monitor housing conditions by preparing a yearly progress report and revising targeted home figures.
- (10) Promote the reuse of vacant buildings within the City for housing.
- (11) Do not permit tentative maps to proceed through the approval stage without concept circulation, utility, drainage, and grading plans for the developments and without review of the effects on surrounding areas to be reviewed.
- (12) Require review of service availability and capacity to be completed by appropriate technical staff prior to granting development approval on a project, in excess of ten (10) acres.
- (13) Develop an approach to comply with redevelopment law which requires 15 percent of all housing units developed/substantially rehabilitated in the Redevelopment Project Area since adoption of the Redevelopment Plan in 1989 be deed-restricted for low and moderate income households. Of the deed-restricted units, 40 percent must be reserved for very low income households.
- (14) Ensure that all development is consistent with this Element and City Ordinances.
- (15) Require all new residential developments to provide an adequate fire protection system subject to City approval.
- (16) Consider the adequacy of the circulation proposed for new subdivisions with respect to the overall Master Plan for the City.
- (17) Continue to provide flexibility in zoning regulations and design standards, such as parking reductions or reduced parking space dimensions, to promote housing affordability.
- (18) Allow for density bonus and other regulatory incentives for single- and multi-family units which provide for lower income households.

1. The first step in the process of developing a business plan is to conduct a market analysis. This involves researching the industry, identifying potential customers, and understanding the competitive landscape.
2. Once the market analysis is complete, the next step is to develop a business model. This involves determining how the business will generate revenue and what its primary costs will be.
3. The third step is to create a marketing plan. This involves identifying the target market, developing a unique selling proposition, and outlining the strategies and tactics for reaching the target market.
4. The fourth step is to develop a financial plan. This involves projecting the business's financial performance over a period of time, typically three to five years.
5. The fifth step is to write the business plan. This involves combining all the information gathered in the previous steps into a cohesive document that can be used to secure financing and guide the business's operations.
6. The sixth step is to review and revise the business plan. This involves seeking feedback from others and making necessary adjustments to the plan.
7. The seventh step is to implement the business plan. This involves putting the plan into action and monitoring the business's progress.
8. The eighth step is to evaluate the business plan. This involves assessing the business's performance against the plan and making necessary adjustments.
9. The ninth step is to update the business plan. This involves revising the plan as the business's needs and the market conditions change.
10. The tenth step is to use the business plan as a tool for communication. This involves sharing the plan with stakeholders and using it to guide the business's operations.

- (19) Encourage rehabilitation of substandard dwelling units and provide assistance for room additions to alleviate overcrowding.
- (20) Preserve mobile home parks that are physically and economically sound through permanent mobile home park zoning. Monitor space rents, and as applicable, evaluate the use of Mobile Home Park Resident Ownership Program (MPROP), Direct Rental Assistance, and Mobile Home Park Interim Financing/Public Purchase Program to preserve the affordability in mobile home parks.
- (21) Encourage the development of large family units (with three or more bedrooms) as part of affordable housing projects.

D. EVALUATION OF ACCOMPLISHMENTS UNDER ADOPTED HOUSING ELEMENT

State Housing Element law requires a community to assess its achievements under adopted housing programs as part of the five-year update to its housing element. These results should be quantified where possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). These results then need to be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Holtville has no previously adopted Housing Element. Subsequent revisions to this Element will evaluate the City's accomplishments in satisfying the housing goals established in this Element. Furthermore, State law requires a community to prepare an annual report on the status of the general plan and the progress of its implementation. The annual report on the housing element must be submitted to the State Department of Housing and Community Development (HCD) for review. Through this annual reporting procedure, Holtville will monitor and evaluate its progress toward meeting its housing needs.

E. SHARE OF REGION'S HOUSING NEEDS

State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five-year housing growth needs by income category for cities within its jurisdiction, which includes the City of Holtville. Due to a suspension in State funding, SCAG will not be developing the new 1994-1999 RHNA until sometime in 1994. Thus, the State Department of Housing and Community Development (HCD) has extended the current SCAG cycle (July 1, 1989 to June 30, 1994) for two additional years to cover the period through June 30, 1996.

SCAG has determined the 1989-1994 (now extended to 1996) needs for the City of Holtville, and has estimated the number of households which the City will be expected to accommodate during this period. Future housing needs reflect the number of new units needed in a jurisdiction based on households which are expected to reside within the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These needs were forecasted by the 1988 Regional Housing Needs Assessment prepared by SCAG.

According to SCAG, housing to accommodate 84 households would need to be added to the City's June 30, 1989 total households by July 1996 to fulfill the City's share of regional housing needs. Based on the distribution of regional income, this total can be further divided among HUD's four income groups to identify the types of households to be provided for as follows:

TABLE 16
CITY OF HOLTVILLE
1989-1996 HOUSING UNITS NEEDED BY INCOME GROUP

Very Low (0-50% County Median Income)	12
Low (50-80% County Median Income)	15
Moderate (80-120% County Median Income)	17
Upper (over 120% County Median Income)	40
Total Housing Units	84

Source: Regional Housing Needs Assessment, Southern
California Association of Governments, 1988.

The intent of the future needs allocation by income group is to relieve lower income impaction - the undue concentration of very low and low income households in a jurisdiction. Localities must fully address their existing needs in order for impaction avoidance goals to be achieved in the future period.

Chapter V (Housing Opportunities) of this Housing Element demonstrates the City's ability to meet its regional housing needs by income group. In addition, the City will further assist in the development of affordable housing through Housing Element programs including development incentives, and State and Federal residential construction programs.

At the same time, the Commission has been working to improve the quality of the data it collects and the way it analyzes it. In 1995, the Commission published a report titled "Improving the Quality of the Data" which outlined a number of recommendations for improving the data collection process. These recommendations included: (1) improving the design of the survey, (2) improving the training of the interviewers, (3) improving the quality of the data entry, and (4) improving the quality of the data analysis.

The Commission has also been working to improve the way it communicates its findings to the public. In 1995, the Commission published a report titled "Improving the Communication of the Findings" which outlined a number of recommendations for improving the communication process. These recommendations included: (1) improving the design of the report, (2) improving the way the findings are presented, and (3) improving the way the findings are disseminated.

TABLE 1
CITY OF PHOENIX
1995-1996 FISCAL YEAR: BY MAJOR CATEGORY

Category	1995-1996
General Fund	100.0
Special Funds	100.0
Enterprise Funds	100.0
Capital Budget	100.0
Debt Service	100.0
Other	100.0

Source: City of Phoenix, Office of Management and Enterprise Services, 1996.

The Commission has also been working to improve the way it evaluates the impact of its programs. In 1995, the Commission published a report titled "Improving the Evaluation of the Impact of the Programs" which outlined a number of recommendations for improving the evaluation process. These recommendations included: (1) improving the design of the evaluation, (2) improving the way the impact is measured, and (3) improving the way the impact is communicated.

The Commission has also been working to improve the way it monitors the progress of its programs. In 1995, the Commission published a report titled "Improving the Monitoring of the Progress of the Programs" which outlined a number of recommendations for improving the monitoring process. These recommendations included: (1) improving the design of the monitoring system, (2) improving the way the progress is measured, and (3) improving the way the progress is communicated.

F. AFFORDABLE HOUSING REQUIREMENTS OF REDEVELOPMENT LAW

State Redevelopment Law provides the mechanism whereby cities and counties within the state can, through adoption of an ordinance, establish a redevelopment agency. The agency's primary purpose is to provide the legal and financial mechanism necessary to address blighting conditions in the community through the formation of a redevelopment project area(s). Of the various means permitted under State Law for financing redevelopment implementation, the most useful of these provisions is tax increment financing. This technique allows the assessed property valuation within the Redevelopment Project Area to be frozen at its current assessed level when the redevelopment plan is adopted. As the property in the project area is improved or resold, the tax increment revenue generated from valuation increases above the frozen value is redistributed to the redevelopment agency to finance redevelopment project costs.

In general, many early redevelopment projects focused primarily on demolition of blighted residential buildings and development of non-residential uses or upper income residential projects. While these types of projects worked to eliminate blighting conditions, they did little or nothing to aid the mostly low and moderate income residents of the housing that was demolished, in addition to having a negative impact on the community's supply of affordable housing. To address the problem that arose with regard to the effect of redevelopment on low and moderate income housing, the state legislature enacted a series of changes to Community Redevelopment Law that require redevelopment agencies to undertake activities which will assist in the production of low and moderate income housing.

The legislative requirements regarding low and moderate income housing generally fall into three basic categories:

- (1) Expenditure of 20% of the tax increment revenue to increase and improve the supply of low and moderate income housing in a community. The requirement for redevelopment agencies to set aside 20% of a project's tax increment for low and moderate income housing can provide a significant source of funding for implementation of a community's housing programs.
- (2) Requirements that redevelopment agencies replace low and moderate income housing which is destroyed as a result of a redevelopment project.
- (3) Requirements that a portion of all housing constructed in a redevelopment project area be affordable to low and moderate income persons and families.

State Redevelopment Law requires that 15 percent of all non-Agency developed/substantially rehabilitated housing in a project area be affordable to low and moderate income households, 40 percent of which must be affordable to very low

income households. The law further requires that 30 percent of all Agency developed/substantially rehabilitated housing be affordable to low and moderate income households, 50 percent of which must be affordable to very low income households.

There is now legislation in place which requires preparation of a Redevelopment Implementation Plan. The plan must detail the Agency's strategy for expenditure of housing set-aside funds and fulfillment of affordable housing requirements.

Holtville Redevelopment

The Holtville Redevelopment Agency adopted its Downtown Redevelopment Project Area in 1989. The Project Area encompasses the entire City limits (with the exception of one small area). A variety of residential, commercial, industrial, and institutional uses can be found within the 711-acre Project Area. The Holtville Redevelopment Agency issued a bond in 1993, providing \$300,000 in low and moderate income housing funds. As required under AB 1290, the Holtville Redevelopment Agency will be preparing an Implementation Plan which specifically sets forth planned expenditures of the low and moderate income housing fund over the next five years. The Agency will utilize the low and moderate income housing fund to assist in the development of affordable projects primarily through on- and off-site infrastructure improvements and through subsidized development fees. As a secondary priority, the Agency is evaluating providing needed infrastructure upgrades in its mobilehome parks.

Pursuant to State law, localities may expend their housing funds on a wide variety of activities, including the following:

- Land Disposition and Write-Downs
- Site Improvements
- Loans
- Issuance of Bonds
- Land and Building Acquisition by Agencies
- Direct Housing Construction
- Housing Rehabilitation Program
- Rent Subsidies
- Predevelopment Funds
- Administrative Costs for Non-Profit Housing Corporations

G. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Holtville's identified housing needs and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to implement specific goals and policies. By law, the implementation programs must do all the following:

- (1) Conserve and improve the condition of existing affordable housing stock.
- (2) Identify adequate sites which will be available, through zoning and development standards, for a range of housing types to meet the communities housing goals.
- (3) Assist in the development of housing affordable to low and moderate income households.
- (4) Address and, where appropriate and legally possible, remove governmental constraints on the maintenance, improvement and development of housing.
- (5) Promote equal housing opportunity.

There are also a number of statutorily required programs which are:

- (1) Provide density bonuses or other incentives to developers who include units affordable to low or moderate income households.
- (2) Provide for development of secondary residential units on existing lots, where consistent/compatible.
- (3) Review building and development requirements and standards and modify those found to be unnecessary or excessive.
- (4) Establish a single administrative unit to coordinate processing of multiple permits for residential developments.

Housing programs include both current City and County efforts, and new programs which address the City's unmet needs. This section provides a description of each housing program, program objectives, financing, implementation agency, and time frame for implementation

CONSERVE AND IMPROVE THE CONDITION OF EXISTING AFFORDABLE HOUSING STOCK

Maintaining Holtville's older housing neighborhoods is vital to conserving the overall quality of housing in the community. The housing condition survey conducted in April 1993 concluded that 629 of the 962 housing units located within the geographic target area are in need of some rehabilitation. Many of these units are occupied by lower income households.

In addition to maintaining its housing stock, Holtville must also conserve affordable units in the community, including the preservation of the assisted housing stock, rental subsidies, and mobilehomes.

1. Housing Rehabilitation Program

Holtville has applied for Community Development Block Grant (CDBG) funds through the State to address the City's serious housing rehabilitation needs. With the CDBG allocation, the City proposes to establish a Housing Rehabilitation Program with two components:

- Owner/Occupants (deferred loans, amortized time pay plan loans)
- Owner/Investors (amortized time pay plan loans)

Rehabilitation assistance is only provided to owner/occupants and renters within the Targeted Income Group (80% of County median income) and Lowest Targeted Income Group (50% of County median income). To qualify for assistance under the rental component of the Housing Rehabilitation Program, the units must be within the geographic target area and a Rent Limitation Agreement must be signed for the duration of the loan period.

The City has established the following loan limits for the Housing Rehabilitation Program under the owner/occupants component:

- Minor Repair - \$5,000 to \$10,000
- Moderate Rehabilitation - \$10,000 to \$25,000
- Substantial Rehabilitation - \$25,000 to \$37,000
- Total Reconstructions - \$37,000 to \$50,000

It will be the City's policy to provide rehabilitation assistance to overcrowded households to provide for room additions.

For owner/investors, the maximum loan amount for rehabilitation activities ranging from minor to substantial is set at \$20,000 per unit. Total reconstructions are not eligible activities under the owner/investors component of this program.

The terms of the loans will vary depending on the type of applicants. The time pay plan loans will be amortized over a period of fifteen years at an annual

CHAPTER 10: THE HISTORY OF THE UNITED STATES

The United States is a country with a rich and diverse history. It is a country that has been shaped by the actions of many people over many years. The history of the United States is a story of discovery, exploration, and the pursuit of a better life.

The United States is a country that has been shaped by the actions of many people over many years. The history of the United States is a story of discovery, exploration, and the pursuit of a better life.

1. The Discovery of America

The discovery of America is one of the most important events in the history of the world. It was the first time that people from different parts of the world had come into contact with each other.

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interest rate of three percent for owner/occupants. The annual interest rate will range from three to five percent for owner/investors. The deferred loans will have a maximum deferral period of ten years at an annual rate of three percent. Deferred loans will not be allowed for the owner/investors component.

To initiate its rehabilitation program, the City will prepare brochures in Spanish and English to be distributed to the community, and will conduct educational outreach through public meetings and door-to-door contact.

<i>Program Objective:</i>	The City plans to undertake rehabilitation of 21 units with CDBG funds. Approximately 15 rental units (7 low income, 8 very low income) and 6 ownership units (all low income) will be benefitted.
<i>Program Financing:</i>	CDBG funds and program income.
<i>Program Implementor:</i>	City of Holtville and City consultant to be hired specifically to administer the City's CDBG Housing Rehabilitation Program.
<i>Time Frame:</i>	The City has 30 months to expend the funds upon approval of the application, and anticipates initiating all 21 loans by June 1996.

2. Section 8 Rental Assistance Certificate/Voucher Program

The Section 8 Rental Assistance Program extends rental subsidies to low income families and elderly who spend more than 30 percent of their gross income on housing. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. The Voucher program is similar to the Section 8 Certificate program, although participants receive housing "vouchers" rather than certificates. Vouchers permit tenants to locate their own housing while households receiving certificates must rent units that are listed at the local housing authority to receive certificates. Unlike the certificate program, participants are permitted to rent units beyond the federally determined fair market rent in an area, provided the tenant pays the extra rent increment. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families which may be "coupling up" to afford their own housing.

The Imperial Valley Housing Authority administers the Section 8 Certificate/Voucher Program for Holtville. Approximately 30 very low income households in Holtville currently receive Section 8 assistance. There are over 2,000 applicants on the County-wide waiting list for Section 8 assistance.

The City will encourage apartment owners to list their properties with the Imperial Valley Housing Authority as eligible to receive Section 8 tenants, and will refer needy households to County for assistance.

<i>Program Objective:</i>	To conserve existing rent subsidies for very low income households and to increase the supply of rental housing affordable to very low income households.
<i>Program Financing:</i>	U.S. Department of Housing and Urban Development (HUD).
<i>Program Implementor:</i>	Imperial Valley Housing Authority.
<i>Time Frame:</i>	July, 1989 through June, 1996.

3. Preservation of Publicly Assisted Low Income Housing

In order to meet the housing needs of persons of all economic groups in Holtville, the City must guard against the loss of housing units available to lower income households. The Town and Country Apartments assisted under the Farmers Home Administration (FmHA) Section 515 Rental Housing Program is eligible to prepay its mortgage within this Housing Element cycle. However, incentives provided by FmHA to the project owner make it highly unlikely for the project to convert to non-low income use. As appropriate, the City will work with existing and potential owners as well as tenants to keep these units affordable to lower income households and to avoid tenant displacement.

Financial and Institutional Resources: One of the major factors to be considered in formulating programs to preserve "at-risk" units is the financial and institutional resources available for such programs. The following provides a brief overview of these resources.

Due both to the high cost of purchasing and developing housing and limitations on use of funds, financing for preserving, replacing, and/or maintaining the units at risk will likely have to include multiple sources. The following resources have been identified for use in purchasing or managing the units at risk in Holtville. It should be noted that new sources of funds and expertise will become available over time and that the following discussion does not represent an exhaustive inventory of resources.

Financial Resources

FmHA Incentives: If FmHA determines that the owner of the Town and Country Apartments possesses the financial ability to prepay the mortgage loan, FmHA will offer additional incentives to the project in exchange for an agreement to maintain the project for low income uses for the term of the loan (50 years). These incentives include rental assistance and an equity loan.

In the unlikely event that FmHA incentives are inadequate to prevent the termination of low income use restrictions on the Town and Country

In addition to the above, the following are also included in the report:

1. A description of the project and its objectives.

2. A description of the methodology used in the study.

3. A description of the results of the study.

3. Description of the Project and its Objectives

The project was initiated in 1995 by the Department of Health and Social Services, with the aim of improving the health and social care of the elderly. The project was funded by the Department of Health and Social Services, and was carried out by a team of researchers from the University of Manchester. The project was designed to investigate the health and social care needs of the elderly, and to develop strategies to improve the quality of care. The project was carried out in three phases: a literature review, a survey of the needs of the elderly, and a development of strategies to improve the quality of care. The results of the project are presented in this report.

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4. Description of the Methodology

The project was carried out in three phases: a literature review, a survey of the needs of the elderly, and a development of strategies to improve the quality of care. The results of the project are presented in this report.

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Apartments, the following additional funding sources are available for preservation.

Redevelopment Set-Aside Funds: Redevelopment set-aside funds represent a source of housing funds that may be used for the preservation or replacement of "at-risk" units. The Holtville Redevelopment Agency issued a bond in 1993, providing \$300,000 in its housing set-aside fund. As with all sources of funds, many projects may compete for the set-aside fund.

CDBG Funds: Through the Community Development Block Grant (CDBG) program, HUD provides grants and loans to local governments for funding a wide range of community development activities. The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Holtville is eligible to apply to HCD for CDBG funding.

The City has proposed to expend a substantial portion of its FY 1994 CDBG allotment on the rehabilitation of 21 housing units. The City can devote a portion of its future CDBG allotment to rehabilitate the Town and Country Apartments should rehabilitation needs arise. In addition, the City can also apply to HCD for special planning grants if the City identifies specific projects to pursue. Special planning grants are awarded on a competitive basis and can be used to facilitate the preservation of the at-risk units.

HOME: Holtville is eligible to apply to HCD for HOME funds. The HOME program was created under the National Affordable Housing Act of 1990. HCD administers the HOME program for non-entitlement jurisdictions. Funding can be used to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. (See Program 11 for detailed description.)

HOPE II: HOPE II is a HUD program providing funds to assist tenants of eligible properties purchase their units. Both Planning and Implementation grants may be provided under this program.

Institutional Resources

Imperial Valley Housing Authority: The Imperial Valley Housing Authority is committed to preserving at-risk housing projects in Imperial County. Through State and Federal Housing programs, the Housing Authority will raise the funds necessary for acquiring the at-risk projects in the County.

Campesinos Unidos: Campesinos Unidos, a non-profit housing organization, operates the Self-Help Housing Program in Imperial County. Campesinos Unidos currently does not have any experience in managing rental projects. However, it can be a potential organization to purchase at-risk units in the

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future. There are State and Federal resources available to provide technical and financial assistance to non-profit organizations interested in purchasing at-risk housing projects. (See available State and Federal resources under Program 11.)

The California Coalition for Rural Housing: The California Coalition for Rural Housing works with tenants of "at-risk" buildings to inform tenants of the option available to them and if the tenants are interested, helps tenants organize tenants association to pursue further actions. The Coalition also provides technical assistance to non-profit or public entities interested in purchasing at-risk projects. Both Imperial Valley Housing Authority and Campesinos Unidos are members of the Coalition.

Quantified Objective: The City proposes to preserve all of the 42 units that are at risk of converting to uses other than low income housing between July, 1989 and June, 1999. The owner of the only at-risk project in Holtville has not yet filed a Request for Prepayment. The City will ensure that the at-risk units are preserved through the actions described below.

Programs: The City of Holtville will implement the following three programs to assist in the preservation of the assisted housing stock.

Monitor Units At Risk: The City will keep in regular contact with the owner of Town and Country Apartments to determine the status of that building with respect to prepayment options. The City will indicate to the owners the City's continued interest in working with the owner and non-profit organizations to preserve the "at-risk" units as affordable to low income households.

Program Financing: CDBG, Redevelopment Set-Aside, and General funds, as available.

Program Implementor: City of Holtville.

Time Frame: July, 1989 through June, 1996.

Tenant Education: If the owner of Town and Country Apartments files a Request for Prepayment, the City will work with tenants to inform them of their rights and ownership possibilities under the FmHA regulations. Both informational meetings and written information will be provided. Where feasible, the City will provide technical assistance to tenants wishing to pursue resident association ownership.

Program Financing: CDBG, Redevelopment Set-Aside, and General funds, as available.

Program Implementor: City of Holtville.

Time Frame: Upon filing of Request for Prepayment.

Work with Potential Priority Purchasers: Maintain regular contact with the Imperial Valley Housing Authority and with any other public or non-profit agencies that express an interest in purchasing and/or managing the units at risk and assist them in acquisition or establishing management of the units if they are sold. Where feasible and appropriate, the City will provide technical assistance to these organizations.

Program Financing: CDBG, Redevelopment Set-Aside, and General funds, as available.

Program Implementor: City of Holtville.

Time Frame: July, 1989 through June, 1996.

4. Weatherization Program

Campesinos Unidos, Inc., a local non-profit organization, is currently providing weatherization services to eligible participants in the City through the Low Income Home Energy Assistance Program. The program provides services including: (a) minor housing envelope repairs; (b) ceiling insulation; (c) low-flow showerheads; (d) weatherstripping; (e) water heater blankets and pipe wrap; (f) duct wrap; (g) caulking; and (h) switch and outlet gaskets. Such weatherization improvements reduce household utility costs.

The City will advertise the weatherization program in its Housing Rehabilitation brochures, and will conduct outreach through public meetings and door-to-door contact as part of its overall Housing Rehabilitation Program.

Program Objective: To improve housing affordability through the reduction of energy costs.

Program Financing: Southern California Gas Company.

Program Implementor: Campesinos Unidos, Inc.

Time Frame: July, 1989 through June, 1996

Abstract: This article discusses the importance of the teacher's role in the classroom. It explores the various ways in which teachers can influence their students' learning and development. The article also discusses the challenges that teachers face in the classroom and offers strategies for overcoming these challenges.

Keywords: teacher, classroom, learning, development, challenges, strategies

Introduction

The teacher is the most important person in the classroom.

Without the teacher, the classroom would be a chaotic place.

The teacher is responsible for creating a safe and supportive learning environment. It is the teacher's job to ensure that all students have the opportunity to learn and grow. The teacher should also be a role model for their students, demonstrating the values and behaviors that they expect to see in the classroom.

The teacher should also be a collaborator with their students. They should encourage their students to share their ideas and opinions and work together to solve problems. The teacher should also be a facilitator, providing the resources and support that their students need to succeed.

Conclusion

The teacher is the most important person in the classroom.

Without the teacher, the classroom would be a chaotic place.

The teacher is responsible for creating a safe and supportive learning environment.

IDENTIFY ADEQUATE SITES WHICH WILL BE AVAILABLE, THROUGH ZONING AND DEVELOPMENT STANDARDS, FOR A RANGE OF HOUSING TYPES TO MEET THE COMMUNITY'S HOUSING GOALS

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both zoning and general plan.

5. Land Use Element

Planning and regulatory actions to achieve adequate housing sites are achieved through the Land Use Element of the General Plan and the Zoning Ordinance. The Land Use Element provides for a variety of residential types, ranging from 4 units/acre low density single-family homes to 20 units/acre high density apartments and condominiums. As shown in Chapter V, the Land Use Plan provides for adequate sites within its current City limits to meet the City's share of regional housing needs, which have been identified as 84 unit for the 1989-1996 period. Furthermore, the City can pre-plan and pre-zone the Sphere of Influence surrounding the City to provide logical direction and growth of the City.

<i>Program Objective:</i>	To designate adequate sites to fulfill Holtville's Regional housing growth needs by income group. Based on the City's residential site inventory, an additional 247 units can be developed within the current City limits during this Housing Element cycle, including 26 single-family homes, 24 duplexes, 18 manufactured homes, and 179 multi-family units.
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<i>Program Financing:</i>	City of Holtville staff time.
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<i>Program Implementor:</i>	City of Holtville.
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<i>Time Frame:</i>	July, 1989 through June 1996.
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6. Sites for Homeless Shelters

While the 1990 Census estimated that no homeless individuals are located in Holtville, the Holtville Police Department indicated that there are three to four homeless people residing in the Earl Walker Park immediately outside of the City limits. Holtville has no emergency shelters and these homeless people are referred to a local church which provides emergency overnight shelter, or to El Centro for more formalized shelters and social service agencies.

It is a common mistake to think that the only way to get a good education is to go to a good school. In fact, there are many other ways to get a good education, such as taking courses at a community college, or even taking courses at a local library.

One of the best ways to get a good education is to take courses at a community college. Community colleges are often more affordable than four-year colleges, and they offer a wide variety of courses, including courses in business, education, and the arts.

2. Take the Initiative

Another way to get a good education is to take the initiative. This means taking courses that interest you, even if they are not required for your degree. It also means taking courses that challenge you, even if they are more difficult. By taking the initiative, you can get a good education without having to go to a good school.

Finally, there is one more way to get a good education: by taking courses at a local library. Many libraries offer courses in a variety of subjects, including history, science, and literature. These courses are often free of charge, and they are a great way to get a good education without having to go to a good school.

3. Get a Good Education

There are many ways to get a good education, and the best way is to take the initiative. By taking courses that interest you, even if they are not required for your degree, you can get a good education without having to go to a good school.

4. Get a Good Education

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<i>Program Objective:</i>	To modify its zoning ordinance to permit transitional housing in appropriate residential zones and emergency housing in commercial and industrial zones.
<i>Program Financing:</i>	City of Holtville staff time.
<i>Program Implementor:</i>	City of Holtville.
<i>Time Frame:</i>	Incorporate provisions for transitional housing and emergency shelters into the City's Zoning Ordinance by mid-1995 as part of the City's comprehensive update of the Zoning Ordinance.

ASSIST IN THE DEVELOPMENT OF HOUSING AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS

Residential land costs in Holtville are generally lower than those in surrounding communities such as Brawley and El Centro. This has fostered the market development of for-sale housing priced at levels affordable to the City's moderate income households. However, homeownership opportunities affordable to the City's very low and low income households remain limited. Holtville's relatively low rental rates provide affordability for both low and very low income households, although the City currently has a limited supply of rental housing available, especially for large households, the elderly, and farmworkers. It is the City's policy to encourage the development of large units (with three or more bedrooms) to address the needs of both large families and farmworkers. The following programs attempt to address the overall need for the development of additional affordable housing in Holtville.

7. Density Bonus and Other Incentives

Pursuant to State density bonus law, if a developer allocates at least 20 percent of the units in a housing project to lower income households, 10 percent for very low income households, or at least 50 percent for "qualifying residents" (e.g. seniors), the City must either a) grant a density bonus of 25 percent, along with one additional regulatory concession to ensure that the housing development will be produced at reduced cost, or b) provide other incentives of equivalent financial value based upon the land cost per dwelling unit. The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period.

In addition to density increases, the Redevelopment Agency will expend set-aside monies to provide incentives and assist in the development of affordable projects, such as through the provision of on- and off-site infrastructure improvements and subsidized development fees.

<i>Program Objective:</i>	To adopt its own density bonus ordinance to facilitate the production of affordable ownership and rental housing through provision of incentives to private residential developers.
<i>Program Financing:</i>	City of Holtville for staff time, Redevelopment set-aside
<i>Program Implementor:</i>	City of Holtville.
<i>Time Frame:</i>	End of 1994.

8. Self-Help Housing

The California Self-Help Housing Program is designed to assist low and moderate income households build or rehabilitate their own homes by providing technical assistance grants to non-profit corporations and local governments for administrative and supportive services they then provide to self-helpers. These services include: training and supervision of self-help builders; loan packaging and counseling; self-help housing workshops; and office costs associated with self-help housing projects.

The California Self-Help Housing Program also provides informational assistance to self-help housing organizations. The assistance has included: conferences on self-help housing; information on housing finance sources; workshops on energy efficient housing; and a variety of other subjects of interest to self-help housing groups.

The City of Holtville has worked with Campesinos Unidos, Inc., to develop self-help housing units in Holtville. Since July 1989, a total of 45 scattered site self-help units have been built, all of which are affordable to low and very low income households. These Campesinos units are large family units targeted toward the farmworker population. The City will continue to encourage the development of self-help housing in its jurisdiction by allowing flexibility in zoning and design standards, and subsidizing development fees.

<i>Program Objective:</i>	To provide affordable homeownership opportunities through allowances for self-help housing development.
<i>Program Financing:</i>	State HCD, self-help "equity," Redevelopment set-aside (for fee subsidies).
<i>Program Implementor:</i>	City of Holtville, Campesinos Unidos, and other non-profit corporations.
<i>Time Frame:</i>	July, 1989 through June, 1996.

1940-1941

The first year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1940. The people of the world were living in a state of fear and uncertainty. The war had started in 1939 and it was now 1940. The people of the world were living in a state of fear and uncertainty.

1942-1943

The second year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1942. The people of the world were living in a state of fear and uncertainty.

1944-1945

The third year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1944. The people of the world were living in a state of fear and uncertainty.

1946-1947

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1949-1950

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1951-1952

The eighth year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1951. The people of the world were living in a state of fear and uncertainty.

1953-1954

The ninth year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1953. The people of the world were living in a state of fear and uncertainty.

1955-1956

The tenth year of the war was a very difficult one for the people of the world. The war had started in 1939 and it was now 1955. The people of the world were living in a state of fear and uncertainty.

9. Farmers Home Administration (FmHA) Programs

Section 515 Rental Housing Program: The Farmers Home Administration provides long-term financing and rental assistance payments on behalf of lower-income households to developer/ operators of new rental housing. Units produced as a result of this program may either be for families or for the elderly and handicapped. Section 8 housing assistance payments may also be used in FmHA-financed rentals.

The City of Holtville is included as an eligible locality for FmHA financing. This program has been well utilized in Holtville, with two projects totaling 82 units developed under this program: Town and Country Apartments (42 units) and Chestnut Village Apartments (40 units). In addition, a 35-unit FmHA project for the elderly has been proposed in the City. This project has been approved by the City Council, and will receive assistance through the Redevelopment set-aside funds for both on- and off-site infrastructure improvements.

Section 502 Homeownership Program: The Farmers Home Administration provides direct loans for the purchase, relocation, or rehabilitation of ownership housing to lower income households at interest rates as low as one percent and with downpayments as low as zero percent of cost. Subdivisions may secure pre-commitments of Section 502 financing for eligible potential buyers. The program also provides for "self help," in which cases buyers contribute to the housing cost reduction by performing part of the required labor. This program has been utilized to provide for many units occupied by lower income buyers in Holtville. All of the 45 units constructed under the Campesinos Self-Help program obtained FmHA Section 502 loans.

<i>Program Objective:</i>	To increase the supply of rental and ownership housing available to and affordable by lower income households.
<i>Program Financing:</i>	Farmers Home Administration (FmHA).
<i>Program Implementor:</i>	FmHA and private developers.
<i>Time Frame:</i>	The City will facilitate the development of 35 FmHA rental units for very low income seniors, with project completion targeted for the end of 1995.

10. Pursue Key Federal Affordable Housing Funding Sources

Successful implementation of housing programs to create affordable housing will depend on a community's ability to pursue additional funding sources. This program focuses on the two funding sources that are most pertinent to Holtville: CDBG and HOME. In addition to these two major federal funding sources, a variety of federal and state housing funds are available, such as HOPE II, HOPE

Section 10.1: The Journal of the American Medical Association (JAMA) is a peer-reviewed medical journal that publishes research, clinical practice, and public health information. It is one of the most influential medical journals in the world, with a long history of publishing high-quality research and clinical practice information. The journal is published weekly, except for two issues that are combined into one issue each year. The journal is published by the American Medical Association (AMA).

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11. *Journal of the American Medical Association* (JAMA)

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III, Rental Housing Construction Program (RHCP), and California Housing Rehabilitation Programs, which will be evaluated in future Housing Elements as appropriate.

Community Development Block Grant (CDBG): The State Department of Housing and Community Development (HCD) administers the federal CDBG program for non-entitlement cities and counties. Holtville is eligible to apply to HCD for general CDBG allocation. Holtville has received an allocation of CDBG funds from HCD for FY 1994, a substantial portion (\$500,000) of which will be used to establish a Housing Rehabilitation Program for both owner-occupants and owner-investors.

In addition, the City can also apply to HCD for special planning grants if the City identifies specific projects to pursue. The CDBG special planning grants are awarded on a competitive basis and can be used to facilitate the preservation of at-risk low income housing projects.

HOME Program: The HOME program was created under the National Affordable Housing Act of 1990. Under HOME, HUD will award funds to localities on the basis of a formula which takes into account tightness of the local housing market, inadequate housing, poverty, and housing production costs.

HOME funding is provided to jurisdictions to assist either rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant-based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having special needs related to housing. The local jurisdiction must make matching contributions to affordable housing under HOME.

The State HCD administers the HOME program for non-entitlement jurisdictions and the funding under the State is awarded on a competitive basis. Non-entitlement jurisdictions may apply for HOME funds in response to the Notice of Funding Availability. Each application is limited to \$1,000,000 in HOME funds.

<i>Program Objective:</i>	To pursue additional funding resources for affordable housing development and preservation.
<i>Program Financing:</i>	City of Holtville staff time.
<i>Program Implementor:</i>	City of Holtville.
<i>Time Frame:</i>	July, 1989 through June, 1996.

The first of these is the fact that the majority of the population of the United States is of European descent. This is a fact which is of great importance in the study of the history of the United States.

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ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING.

Under present State law, the Holtville Housing Element must address, and where legally possible, remove governmental constraints to maintenance, improvement, and development of housing.

11. Use of Modular and Mobile Homes, and Innovative Building Techniques

Mobile homes, modular construction techniques, pre-fabricated internal systems, and the like can bring the cost of new construction down to levels affordable by families currently priced out of the housing market. This is especially true with respect to new ownership housing.

The City of Holtville encourages developers to utilize such innovative building techniques, as well as cost-cutting ownership patterns such as townhomes/condominiums, where consistent with land use patterns, quality design standards, and zoning ordinances. The City is currently working with a private developer on a project with 128 townhomes, representing the first townhome project in the jurisdiction.

Pursuant to State law, manufactured homes are permitted in the City's Single-Family (R-1) zone. The City also allows for mobile homes in the City's Two-Family (R-2) and Multi-Family (R-3) zones subject to the approval of conditional use permits. In addition, the City has established a separate Mobile Home Park (R-4) zone. Currently, the City has a proposal for the development of manufactured homes pending.

<i>Program Objective:</i>	To increase the supply of affordable housing through reduction to the cost of housing production. The City plans to facilitate the development of 128 townhomes during this Housing Element cycle. The City will also work with a developer to provide an 18-unit manufactured home subdivision, or other comparable project.
<i>Program Financing:</i>	No public funds required.
<i>Program Implementor:</i>	Private developers; City of Holtville will assist in evaluations of suitable sites, applicability of local codes and ordinances.
<i>Time Frame:</i>	The City will achieve the development of 128 townhomes by 1996.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF POLITICAL SCIENCE
CHICAGO, ILLINOIS 60637

Dear Professor [Name]:
I am writing to you in response to your letter of [Date].
I am sorry that I cannot give you a more definitive answer at this time.

I am sure that you will understand my position.

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PROMOTE EQUAL HOUSING OPPORTUNITY

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that accomplish the following:

- Promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

More generally, this program component entails ways to further fair housing practices.

12. Fair Housing

The California Rural Legal Assistance (CRLA) in El Centro provides arbitration for private housing disputes for low income households in Imperial County. CRLA is funded through the Federal Legal Services Corporation and State IOLTA Trust Fund operated by the California Bar Association. The CRLA has established a Community Advisory Council (CAC) with one member from each community. The CAC member must be low income and a former or present client of the CRLA.

The California Department of Fair Employment and Housing provides educational brochures and posters, answers questions, and investigates fair housing complaints.

<i>Program Objective:</i>	The City will refer fair housing complaints to CRLA or to the Department of Fair Employment and Housing (DFES) as appropriate. The City will assist in program outreach through placement of CRLA and DFES program brochures in both English and Spanish at the public counter, City library, post office, and other community locations such as the laundromat and community bulletin board.
<i>Program Financing:</i>	City of Holtville staff time.
<i>Program Implementor:</i>	City of Holtville.
<i>Time Frame:</i>	July, 1989 through June, 1996

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2. The Floods

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4. The Floods

5. The Floods

6. The Floods

H. HOUSING PROGRAM SUMMARY

The following table quantifies the City's housing goals for this Housing Element cycle (July 1989 through June 1996).

TABLE 17
CITY OF HOLTVILLE
SUMMARY OF HOUSING GOALS

Summary of Housing Goals	No. of Units
Total Units to be Constructed	84 units (Regional Housing Need: 12 very low, 15 low, 17 moderate, and 40 high)
Total Units to be Rehabilitated	21 units (CDBG Rehabilitation Program: 8 very low and 13 low)
Total Units to be Conserved	255 units (Town and Country Apartments: 29 very low and 13 low; Section 8: 30 very low income; Mobilehomes: 92 very low income and 91 low income)

Source: City of Holtville, March 1994.

The following table compares the City's financial performance for the fiscal year 2011 with the budgeted amounts for the same year.

TABLE 10
CITY OF HOUSTON
COMPARISON OF BUDGET VS. ACTUAL

Category	Budgeted Amount	Actual Amount
General Fund	\$1,200,000,000	\$1,150,000,000
Capital Budget	\$500,000,000	\$480,000,000
Debt Service	\$100,000,000	\$100,000,000
Grants	\$200,000,000	\$210,000,000
Other	\$100,000,000	\$90,000,000
Total	\$2,000,000,000	\$1,930,000,000

Source: City of Houston, Finance Department

The purpose of this document is to provide a brief overview of the Circulation Element and its relationship to the Land Use Element.

CIRCULATION ELEMENT

The **CIRCULATION ELEMENT**, required by State Law since 1955, is more than simply a transportation plan.

From its inception, State Law required the Circulation Element to be correlated with the Land Use Element. It is, therefore, a fore-runner to the "Internal Consistency Provision" later adopted.

The **CIRCULATION ELEMENT** is now contained in Government Code, Section 65302(b).

The purpose of this document is to provide a brief overview of the Circulation Element and its relationship to the Land Use Element. The document is intended to be a guide for the public and for the planning community. It is not intended to be a substitute for the actual elements of the General Plan.

CIRCULATION ELEMENT

The circulation element is defined by the area of the page which is occupied by the circulation element.

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INTRODUCTION:

The primary purpose of the Circulation Element, within the General Plan, is to make provisions for transportation facilities throughout the City. It is intended to be an infrastructure plan that concerns itself with the circulation of people, goods, energy, water, sewage, storm drainage, and communication.

Its policies and provisions should support, and be an integral part of, the goals and policies of the Land Use Element. The Circulation Element should, in fact, coordinate and integrate its circulation provisions with applicable "regional transportation plans".

Additionally, State and Federal transportation planning must also be coordinated with the local Circulation Element as required by Section 134, Title 23 of the U.S. Code, and California Government Code, Section 65080(8).

The issue of correlation between the Circulation Element and the Land Use Element has been the prime issue for numerous court cases, including "Concerned Citizens of Calaveras County v. Board of Supervisors of Calaverous County (1985), 166 Cal. App. 3d-90"; "Twain Harte Home Owners Association v. County of Tuolumne (1982) 138 Cal. App. 3d 334".

The primary purpose of this study is to examine the role of the family in the socialization of children. The study is based on a review of the literature and a series of interviews with parents and children. The study is organized into four chapters. Chapter I is an introduction to the study. Chapter II is a review of the literature. Chapter III is a description of the study. Chapter IV is a discussion of the findings.

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ISSUE:

The City, having been planned out in a "grid fashion", provides a convenient and simple vehicular oriented transportation system, particularly with its current size. The major drawback, at this time, is in the cost of maintaining the network, particularly given the large width of many of the minor streets.

There are, of course, also inherent problems in tying the City's street network into the County system, both because of location and lack of standardization.

GOAL:

(1) Establish a realistic but safe, attractive and efficient transportation system for the movement of people and goods both within the City and its sphere of influence (Planning Area).

(2) Promote mass transit, bicycle and other energy efficient and innovative forms of transportation where feasible and possible.

(3) Coordinate with SCAG, CALTRANS, and Imperial County, as well as other related agencies, to insure that City-wide circulation concerns are adequately addressed.

(4) Support actions on transportation related projects, that effect both the City and the County, as a whole.

(5) Establish and maintain a cooperative review and implementation procedure for the extension of utilities with the various suppliers.

The first, and most important, is the fact that the
government is not a monopoly. It is a service
organization, and its primary purpose is to provide
services to the public. It is not a business, and
it should not be run like one. It is a public
institution, and it should be accountable to the
people.

Second, the government should be transparent. It
should be open to public scrutiny, and it should
provide information to the public in a timely and
accessible manner.

Conclusion

1. The government is a public institution, and it
should be accountable to the people. It should be
transparent, and it should provide information to the
public in a timely and accessible manner.

2. The government should be open to public scrutiny,
and it should provide information to the public in a
timely and accessible manner.

3. The government should be transparent, and it
should provide information to the public in a timely
and accessible manner.

4. The government should be open to public scrutiny,
and it should provide information to the public in a
timely and accessible manner.

5. The government should be transparent, and it
should provide information to the public in a timely
and accessible manner.

POLICIES:

The City shall:

- (1) Develop and implement a set of street standards for all classifications considering traffic, safety, cost, and long range planning.
- (2) Integrate the city street system, including standardization with the County system.
- (3) Provide a framework, and request cooperation from the County for a street system that is compatible with the City within the sphere of influence areas (Planning Area).
- (4) Require and consider new street systems for residential areas to be limited access and non-through systems.
- (5) Eliminate the requirement for alleys in new residential subdivisions.
- (6) Develop a capital improvement program that includes reconstruction, repair and maintenance for all city streets, curbs, gutters, and sidewalks on an on-going, well-planned basis.
- (7) Develop and maintain an effective and attractive bicycle route system that encourages school children, as well as adults to utilize it.
- (8) Provide signal light intersections wherever, and whenever determined necessary through a traffic analysis.
- (9) Provide proper signage, school safety crossing etc. at designated, and major intersections.
- (10) Regulate intensity of land uses to keep traffic generated in balance with the capacity of collectors and arterials.
- (11) Initiate a landscaping program that will enhance the City on thoroughfares as well as the city entrances, and, therefore, improve the visual appearance of the approaches to the City.
- (12) Require that all new subdivisions receive input and review from supplying utilities and, where, necessary

impose conditions to mitigate adverse affects on the utility systems network.

(13) Continue to update and upgrade the City's own water and sewer network and implement development fees, as necessary, to provide for expansion and maintenance.

(14) Implement and maintain a properly engineered drainage system and require all new development to integrate with the established system.

1. The Commission on the Status of Women
has been established.

2. The Commission on the Status of Women
has been established.

3. The Commission on the Status of Women
has been established.

4. The Commission on the Status of Women
has been established.

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

The City has a variety of programs and/or procedures, including local, state and federal, that can be utilized to improve, maintain, and implement the basic requirements of the Circulation Element.

The ultimate pattern of the local systems will depend upon land uses, utilities, and ordinance standards. The street system constitutes the primary base for the City of Holtville Circulation System, and its effectiveness would be a prime determinant of the efficient movement of people and goods throughout the City.

LOCAL PROGRAMS:

A. General Plan:

The General Plan sets forth the requirements by the State of California, contained in Government Code, Section 65302(b), which states in part that "..Circulation Element consisting of a general location and extent of existing proposed major thoroughfares, transportation route, terminal and other local public utilities and facilities, all correlated with the Land Use Element of the Plan."

EXPERIMENTAL PROCEDURE

The first step in the experiment is the preparation of the reagents. This is done by weighing out a certain amount of the reagents and dissolving them in a certain volume of water. The second step is the preparation of the standard solution. This is done by weighing out a certain amount of the reagent and dissolving it in a certain volume of water.

The third step is the preparation of the sample solution. This is done by weighing out a certain amount of the sample and dissolving it in a certain volume of water. The fourth step is the preparation of the blank solution. This is done by weighing out a certain amount of water and dissolving it in a certain volume of water. The fifth step is the preparation of the calibration curve. This is done by plotting the absorbance of the standard solution against the concentration of the standard solution.

LOCAL RESULTS

The results of the experiment are as follows:

The first result is the absorbance of the standard solution. This is plotted against the concentration of the standard solution to give a calibration curve. The second result is the absorbance of the sample solution. This is plotted against the concentration of the sample solution to give a calibration curve. The third result is the absorbance of the blank solution. This is plotted against the concentration of the blank solution to give a calibration curve. The fourth result is the absorbance of the calibration curve. This is plotted against the concentration of the calibration curve to give a calibration curve.

B. Subdivision/Zoning Ordinances:

These ordinances allow the City through their legislative, as well as police authority, to plan for road extensions, provide continuity in road systems, and establish a hierarchy of local collector, prime, and arterials.

The effective use of these ordinances can establish development requirements along each type of road, can limit access points and specify appropriate land uses as well as setbacks and other regulatory requirements, and can provide for an effective transportation system.

C. California Environmental Quality Act (CEQA):

The environmental review procedures mandated by State Law, and implemented through the City's permitting system, allows for early recognition of potential problems, and provides solutions as well as mitigation measures needed to accommodate new developments.

Additionally, the City should consider alternatives, such as pedestrian and bicycle routes, and provisions for public transit and other means that reduce automobile related impacts.

The management of the environment is a key element of the organization's strategy. It involves the identification of environmental risks and opportunities, the assessment of their potential impacts, and the implementation of measures to avoid, minimize, or compensate for those impacts. This process is ongoing and requires regular monitoring and reporting.

The organization has established a robust environmental management system (EMS) that is based on the ISO 14001 standard. This system includes a set of policies, objectives, and procedures that guide the organization's environmental performance. The EMS is integrated into the organization's overall management system, ensuring that environmental considerations are taken into account at all levels of decision-making.

3. Environmental Management System (EMS)

The organization's EMS is designed to ensure that it complies with all applicable environmental laws and regulations. It also aims to improve the organization's environmental performance by identifying areas for improvement and implementing corrective actions. The EMS is supported by a series of internal controls, including training, documentation, and auditing.

The organization's EMS is a dynamic system that evolves over time as the organization's environmental risks and opportunities change. It is supported by a strong commitment from senior management and all employees to environmental excellence. The organization's EMS is a key factor in its overall success and sustainability.

Through the CEQA process, the City can and should obtain input from the various utility companies/agencies and consequently then have the ability to mitigate adverse impacts or requirements and allow for the proper extension as well as maintenance of these facilities.

D. On-going Maintenance Program:

It is recommended that the City establish stringent maintenance programs for the existing street transportation systems, the sewer and water transmission facilities, and other such facilities. The program would concentrate on existing traffic networks, existing supply systems, and include such improvements as street pavement; curb, gutter and sidewalk improvements; signage; signalizing; landscaping; water and sewer main; drainage structures, etc.

E. Capital Improvement Program:

In general, the development of transportation facilities depends largely upon:

- a. The need for the facility, at a particular point in time, related both to projected traffic volume as well as service levels.
- b. The ability to pay for, and the level of deferred costs, along with the implementation and the capital improvement program. A cost revenue analysis based upon the present sources of funding as well as projected growth rate is necessary to provide an

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understanding as to the amount of revenue that will be available for future operation costs.

F. Special Assessment Districts:

A Special Assessment District can be placed on property to finance improvements that are of a specific benefit to that property. It must, by law, be a reasonable relationship between the amount of assessment and the benefit received by that property.

Special assessments are allowed under the Improvement Act of 1907, by the Municipal Improvement Act of 1913, and the Improvement Bond Act of 1915. Typically, special assessments have been limited to local streets, sidewalks, curbs, and gutters, and in all cases, the following principal requirements must be met:

- (1) Total assessment must not exceed the costs of public improvement.
- (2) The improvement must beneficially affect a well defined area.
- (3) The actual assessment must be proportional to the benefit received.
- (4) The land owner being assessed must be given an opportunity to comment through a public hearing process.

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G. Obligation Bonds:

Obligation Bonds, as well as revenue bonds, provide another alternative for local entities to incur long-term debts for capital improvement programs.

H. Special Tax Bonds:

These bonds are payable from a specific tax source. For example:

Road Improvement Bonds - may use ear-marked gasoline tax for payment, and can also carry additional guarantees of full faith and credit of the City.

I. Cooperation with Other Agencies:

Not only does the City have the opportunity to work with California Department of Transportation, it can also work with the County of Imperial, and the more recently enacted Sales Tax Surcharge. All of these mechanisms provide an opportunity for the City to implement and maintain an effective and efficient circulation system.

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The results of the study are presented in the following sections.

2. Methodology

The methodology used in this study is based on the following steps:

1. Data Collection
2. Data Analysis
3. Results and Discussion

3. Results and Discussion

The results of the study are presented in the following sections. The first section discusses the data collection process, the second section discusses the data analysis process, and the third section discusses the results of the study.

STATE PROGRAMS:

A. Subdivision Map Act:

The Subdivision Map Act, through the State of California, allows local counties and cities, by ordinance, to require payment of a fee as a condition of approval to a final map. The purpose of this fee must, however, be related to deferring actual or estimated costs of constructing necessary transportation and/or transmission improvements, related to surface transportation or other necessary required infrastructure systems.

B. Re-development Area Funds:

Re-development activity is generally financed through tax increments, and through growth and property tax revenues from rising property assessments, in the re-development project area.

C. Other Authorities:

State Law allows local agencies to enter into agreements under the Joint-Exercise of Powers Act. This law permits local agencies to join together to provide for the provision of local infrastructure and public services, which are thereby intended to reduce overall costs.

ARTICLE I. OF THE CONSTITUTION

SECTION 1. All legislative Powers herein granted shall be vested in a Congress of the United States, which shall consist of a Senate and House of Representatives.

SECTION 2. The House of Representatives shall be composed of Members chosen every second Year by the People of the several States, and the Electors in each State shall have the Qualifications requisite for Electors of the most numerous Branch of the State Legislature.

SECTION 3. The Senate of the United States shall be composed of two Senators from each State, chosen by the Legislature thereof, for six Years; and each Senator shall have the Qualifications requisite for Senators of the most numerous Branch of the State Legislature.

ARTICLE II. OF THE EXECUTIVE POWER

SECTION 1. The executive Power shall be vested in a President of the United States of America. He shall hold Office, for four Years; and, together with the Vice President, chosen for the same Term, they shall have the Honor and the Privilege of being elected to no more than two Terms, but this shall not apply to a President who may be re-elected, or to those elected to succeed upon the Death or Resignation of a President.

ARTICLE III. OF THE JUDICIAL POWER

SECTION 1. The judicial Power shall extend to all Cases of Law and Equity arising under this Constitution, the Laws of the United States, and the Treaties made, or which shall be made, under their Authority; to all Cases affecting Ambassadors, other public Ministers and Consuls; to all Cases of Admiralty and Maritime Jurisdiction; to all Cases of Controversy between two or more States; between the United States and one or more States; between the United States and Citizens of one or more States; between Citizens of different States; between Citizens of the same State claiming Lands by Grant or Conveyance from different States or foreign Princes or States; between a State or States and foreign Princes or States; and between a State or States and Citizens of another State.

FEDERAL PROGRAMS:

A. Community Development Block Grants:

Under this program, small cities develop their own programs and funding priorities including the rehabilitation and construction of certain public works facilities as well as improvements (of housing rehabilitation, code enforcement, relocation, and the assistance of certain other public services within their limits).

B. Federal Revenue Sharing:

The primary objective of this grant, under the revenue sharing act, was to provide financial assistance to the general purpose of local governments. This grant was phased out by the Federal Government, and unless reactivated is no longer a viable alternative.

C. Economic Development Grants:

The primary purpose of this program is to assist in the construction of public facilities that are needed to initiate and encourage the creation of permanent jobs in the private sector.

2. *General Information about the Project*

The purpose of this project is to develop a comprehensive understanding of the current state of the industry and to identify key areas for improvement. The project will involve a series of interviews with industry experts, a review of relevant literature, and the development of a detailed report. The report will provide a clear overview of the industry's strengths and weaknesses, as well as recommendations for future action. The project is expected to be completed within a six-month period.

3. *Project Objectives*

The primary objective of this project is to provide a detailed analysis of the industry's current state. This will be achieved through a series of interviews with key industry players, a review of relevant literature, and the development of a detailed report. The report will provide a clear overview of the industry's strengths and weaknesses, as well as recommendations for future action. The project is expected to be completed within a six-month period.

4. *Project Methodology*

The project will be conducted using a combination of qualitative and quantitative research methods. Qualitative methods will include interviews with industry experts and a review of relevant literature. Quantitative methods will include the analysis of industry data and the development of a detailed report. The project is expected to be completed within a six-month period.

These grants have been awarded for project improvements such as public facilities for water and sewer systems, access roads to industrial parks, port facilities, railroad siding, public tourism facilities, and site improvements for industrial parks.

EXISTING CONDITIONS AND TRENDS:

As of 1990, there exists within the city limits, 17.1 miles of maintained city streets, 1 mile of State Highway, and numerous miles of alleys.

In 1987, the Holt Group, Inc., at the request of the City Council, reviewed the condition of the existing city-maintained streets. Their conclusion was that city streets range from good to some streets requiring total reconstruction. In their opinion, approximately 35% of the street pavement, in the study area considered, was in need of reconstruction.

NOTE: For the benefit of the reader, the technical report, project #87095.e, was prepared by the Holt Group, Inc. in February 1988, and is available from the City, as a technical Report.

REGIONAL TRANSPORTATION LINKS:

The City of Holtville is currently linked to other cities in the Imperial County, in the Southern California Region, by means of federal and state highways as well as by County roads.

EXISTING CONDITIONS AND TRENDS

As the above facts indicate, the City of New York is in a position to meet the needs of its citizens, and to provide for the future. The following are the existing conditions and trends which are likely to affect the City's future.

The City of New York is a large and growing metropolitan area. It is the most densely populated city in the United States, and it is the most economically diverse. The City's population is growing rapidly, and its economy is strong. The City's infrastructure is well developed, and its services are of high quality. The City's future is bright, and it is well positioned to meet the challenges of the future.

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A. Freeway/Highway:

Interstate 8: This is an Interstate freeway, which is located approximately three (3) miles south of the City, and provides for east and west traffic linking the City with San Diego and Yuma, Arizona. Interstate 8 further ties into Highway 111 and Route 86, which provides access to the Calexico/Mexicali areas, as well as the Indio and Los Angeles areas. Access to Interstate 8 from Holtville is via Cedar Avenue which, upon leaving the city limits, is designated as Orchard Road. Access is also available by means of Bonds Corner Road which, in the City is Walnut Ave.

Highway 111: This northern route is six (6) miles west of the City and extends from Calexico, at the international border, to Indio, Palm Springs and Los Angeles.

Route 80: This east-west route, also referred to as Evan Hewes Highway, provides the direct link to El Centro and Highway 111 and, to the east links with Interstate 8.

Route 115: This north-south route is approximately one and a half (1 1/2) miles west of the City, and extends from Evan Hewes Highway north to the eastern portion of the Imperial Valley, to Brawley. In Brawley, the traveler has the option of selecting Highway 111 on the north shore of the Salton Sea, or

the newly expanded Highway 86 along the south shore of the Salton Sea to the Indio and Los Angeles areas.

B. Airports:

The primary airport serving the Imperial Valley, and thus of course the City of Holtville, is the Imperial County Airport, located in the City of Imperial, north of the City of El Centro. While there are other airports in the County, this is the only one with scheduled air carrier services.

The airport currently has one major air carrier providing scheduled service. The Imperial County Airport is currently unsuitable for large jets and a number of factors may forestall expansion of the airport into a major air traffic terminal.

The Naval Air Facility, located approximately twenty (20) miles west of Holtville, could serve as a suitable jet transport area, if it were no longer needed by the military. Additionally, the County of Imperial, in conjunction with the County of San Diego, is presently studying the feasibility of establishing a regional airport within the County. This study is as of yet, incomplete. Upon completion the study will be available through the County Administrative Office.

The first important thing to do is to make sure that the data is correct. This is especially true when the data is being used for a specific purpose.

One of the most common mistakes is to assume that the data is correct. This is often the case when the data is being used for a specific purpose. It is important to check the data carefully before using it.

Another common mistake is to assume that the data is complete. This is often the case when the data is being used for a specific purpose. It is important to check the data carefully before using it.

It is also important to make sure that the data is being used for the right purpose. This is especially true when the data is being used for a specific purpose. It is important to check the data carefully before using it.

C: Railroads:

The City does have rail service on a limited basis at this time through a rail link to the City of El Centro, which connects with Southern Pacific. The City is very much in support of not only maintaining this link but also any rail expansion which further enhances transportation accommodations for industrial and non-industrial users.

CITY CIRCULATION SYSTEM:

This General Plan recommends that the City adopt a street system which serves as a master plan for streets and highways. In order to accomplish the objectives and policies of the general plan (Figure C-1), the following street types, are herewith established;

A. Alley's:

In the past alley's were a standard requirement for all residential, commercial and industrial developments. Presently, however, alley's no longer appear to be a necessary or integral part of such developments, and therefore, need minimal attention. The City will only require alley's if a specific need dictates.

B. Local Streets:

These provide for direct access to property by local traffic. They are typically constructed by the developer in the implementation of a new development. They serve however, as the main access point for most of the residential and business areas.

C. Collector Street:

This type of street collects and distributes traffic to and from major highways and local streets. Collector streets serve secondary traffic generators such as shopping, business centers, schools, parks, and high density residential areas.

D. Arterial Streets:

These are intended to provide for the movement of through traffic between major traffic generators such as the civic center, central business district, and other commercial centers and distribute traffic from freeways to less important arterials.

E. Scenic Highways:

These are designated to preserve study corridors, recreational routes, or areas of special design and concern. The City of Holtville has no designated "Scenic Highways" at this time. **Figure C-3** indicates scenic highways in the Southern California region.

F. Highways:

These street systems are designed to provide for through traffic, between local areas and across the city and freeways. These are controlled access routes which provide for major intra and inter-regional travel. They are corridors which accommodate trips at the highest speeds that access from only selected links.

ALTERNATIVE MODES OF TRANSPORTATION:

In addition to conventional automobile transportation systems, other forms of movement throughout the City are, of course, available. These include walking, bicycling, and the use of transit systems, where feasible (**Figure C-2**).

1. Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation. The theoretical analysis is based on the principles of the system and the experimental evaluation is based on the results of the experiments.

2. Theoretical Analysis

The theoretical analysis is based on the principles of the system and the experimental evaluation is based on the results of the experiments. The theoretical analysis is based on the principles of the system and the experimental evaluation is based on the results of the experiments.

3. Experimental Evaluation

The experimental evaluation is based on the results of the experiments. The experimental evaluation is based on the results of the experiments. The experimental evaluation is based on the results of the experiments.

4. Conclusion

The conclusion of the study is that the proposed system has a significant effect on the performance of the system. The conclusion of the study is that the proposed system has a significant effect on the performance of the system.

5. References

The references of the study are listed below. The references of the study are listed below. The references of the study are listed below.

A. Pedestrian Circulation:

This is best provided by sidewalks adjacent to city streets, as well as within parks. On some streets, pedestrian usage is limited because of automobile circulation. It is intended that all new developments provide the proper sidewalks or other pedestrian walkways for the movement of pedestrians.

B. Bikeway System:

The use of bicycles is another effective and desirable alternative form of transportation which may become more popular in the future. In the City of Holtville distances are reasonably short, and with the exception of the hot summer months, bicycling as a mode of transportation is feasible and should be encouraged, and the establishment of a bikeway system of designated bikeway paths, are a desirable goal of the City. To implement and upgrade a proper bikeway system will require community support and obvious costs.

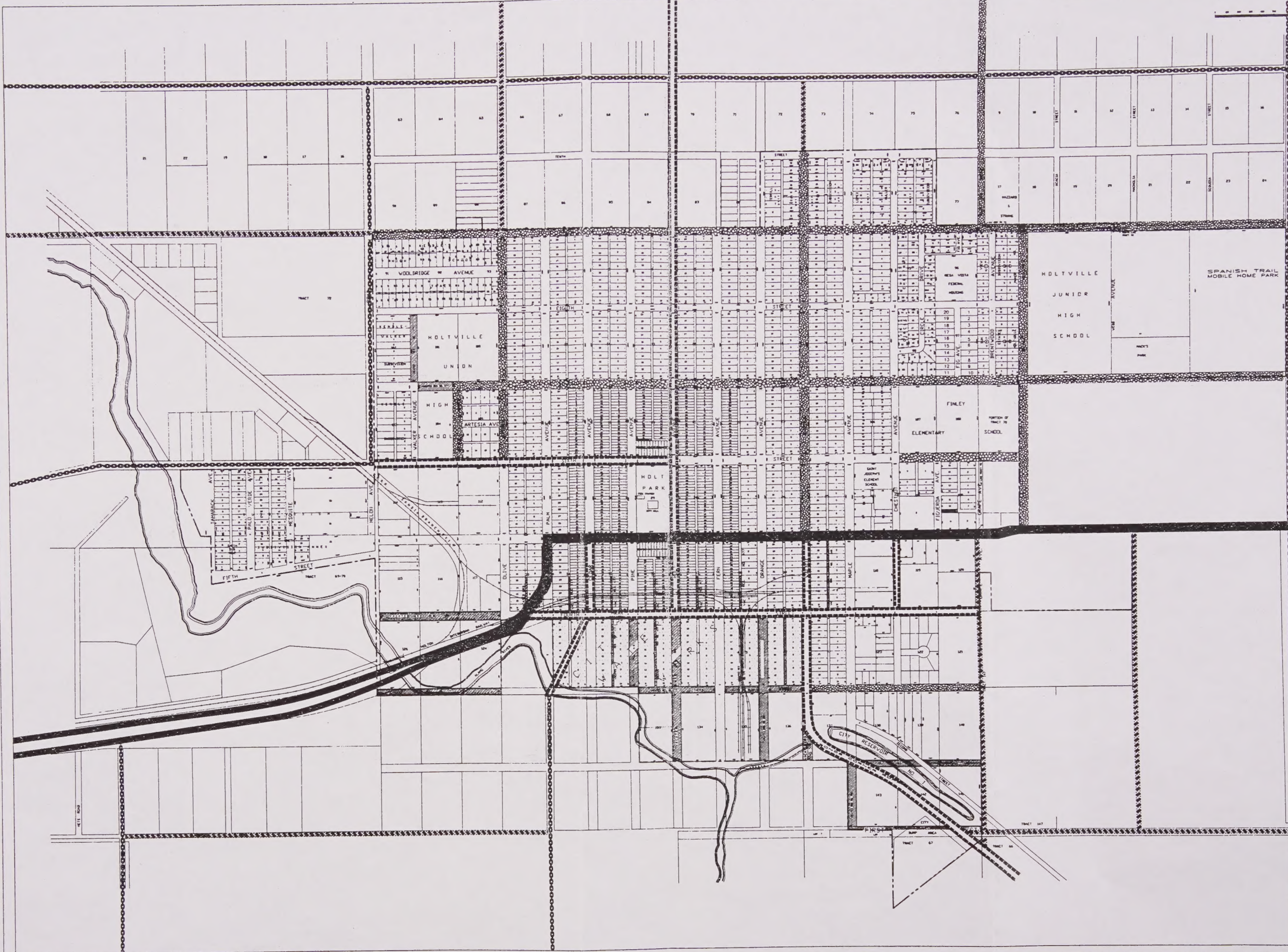
C. Public Transit:

The City of Holtville, at this time, is not large enough or dense enough to warrant a fixed right-of-way transit system. Some limited public transit services are offered either by private sector or under contract with other public agencies. The fares vary based on the area of service and the distance traveled. There are a number of small scale programs to provide public transit being reviewed through the IVAG system. Additionally, taxi cabs do provide a limited amount of service to the City.

Public transit systems will, however, become an important consideration as the City develops, and a virtual necessity when the City encompasses the planning area shown within the Planning Area Land Use Diagram (LU-2).

NORTH

FIGURE C - 1



CIRCULATION PLAN

for the City of HOLTVILLE
Imperial County California

Prepared by JAMES HENDERSON, Consultant

KEY

STATE / FEDERAL HIGHWAY

COUNTY ROAD

ARTERIAL STREET (existing)

ARTERIAL STREET (proposed)

COLLECTOR STREET (existing)

COLLECTOR STREET (proposed)

ALLEY OR OTHER SPECIAL STREET

ABANDONED STREET/ALLEY

SPECIAL CIRCULATION PLAN for the City of HOLTVILLE
 prepared by ALFRED HEUBERGER CONSULTING
 IMPERIAL COUNTY CALIFORNIA

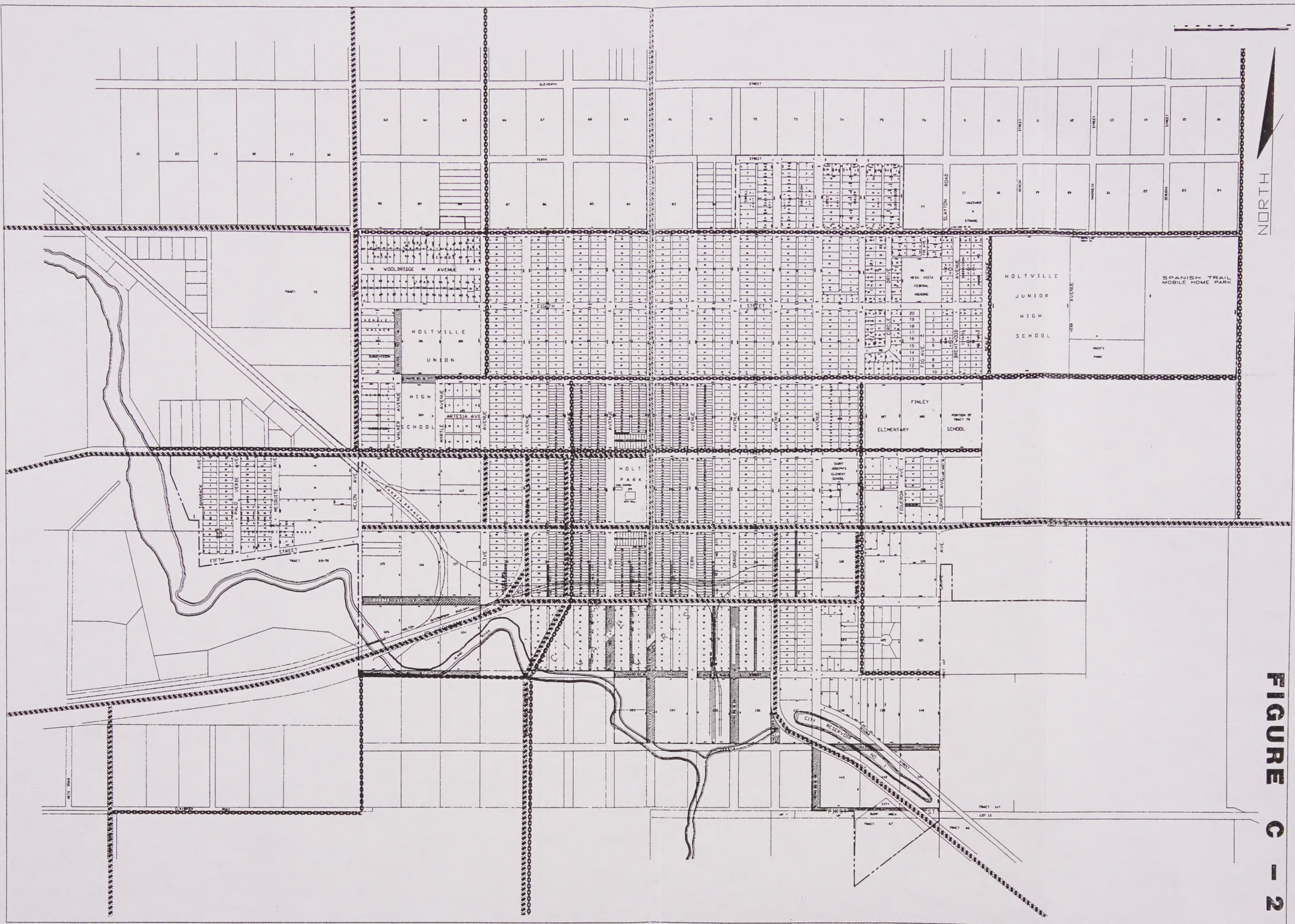
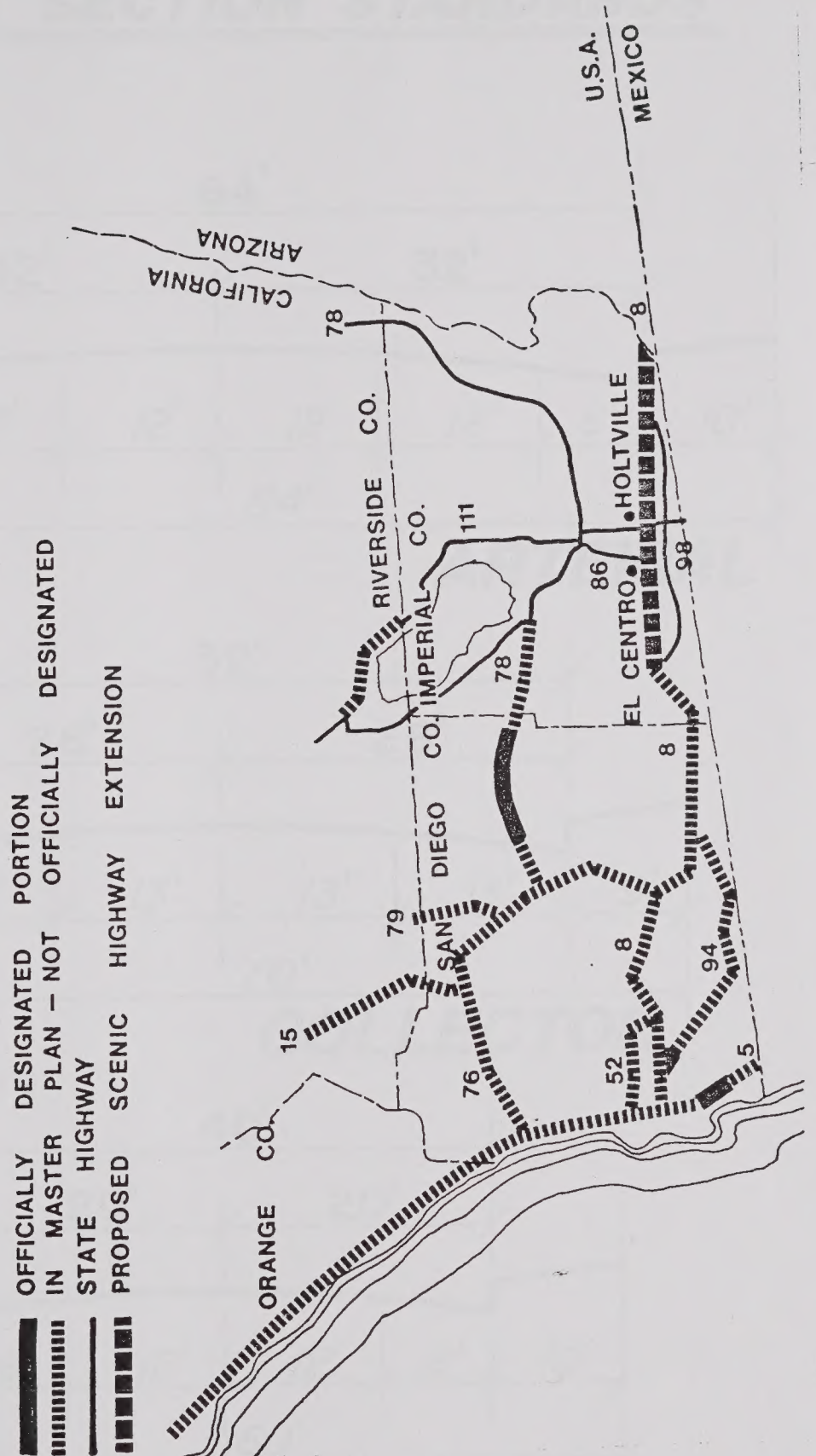


FIGURE C - 2

KEY	STATE / FEDERAL HIGHWAY	ARTERIAL STREET (existing)	COLLECTOR STREET (existing)	TRUCK/HEAVY TRAFFIC ROUTE
	COUNTY ROAD	ARTERIAL STREET (proposed)	SCENIC/RECREATION ROUTE	BICYCLE ROUTE



CALIFORNIA SCENIC HIGHWAY SYSTEM



HOLTVILLE

FIGURE C - 3



STREET SECTION STANDARDS

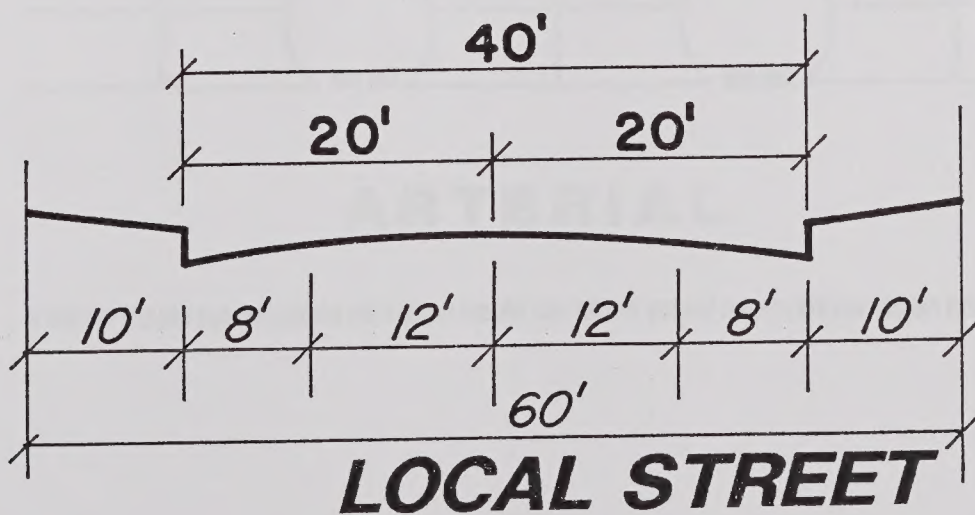
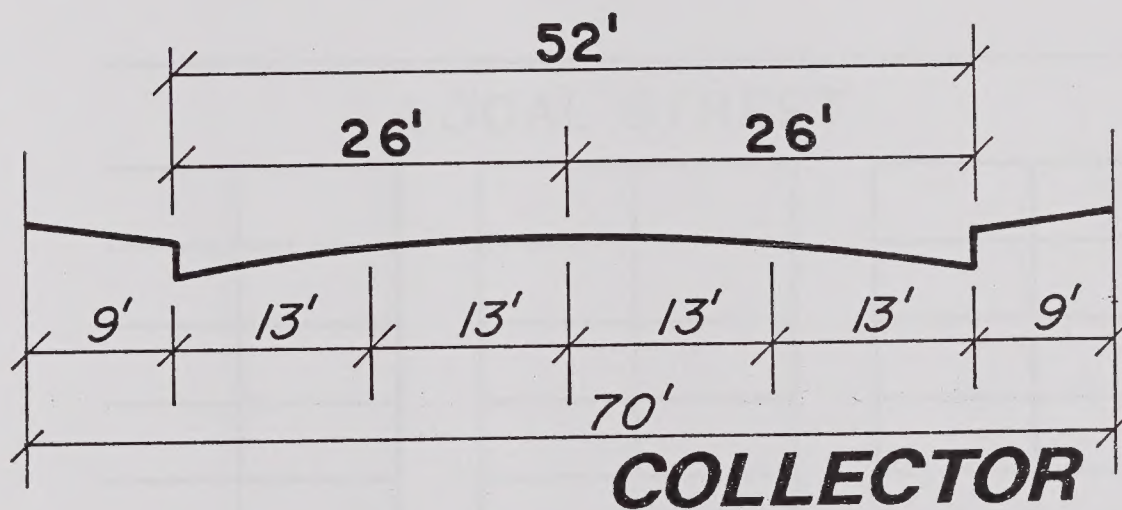
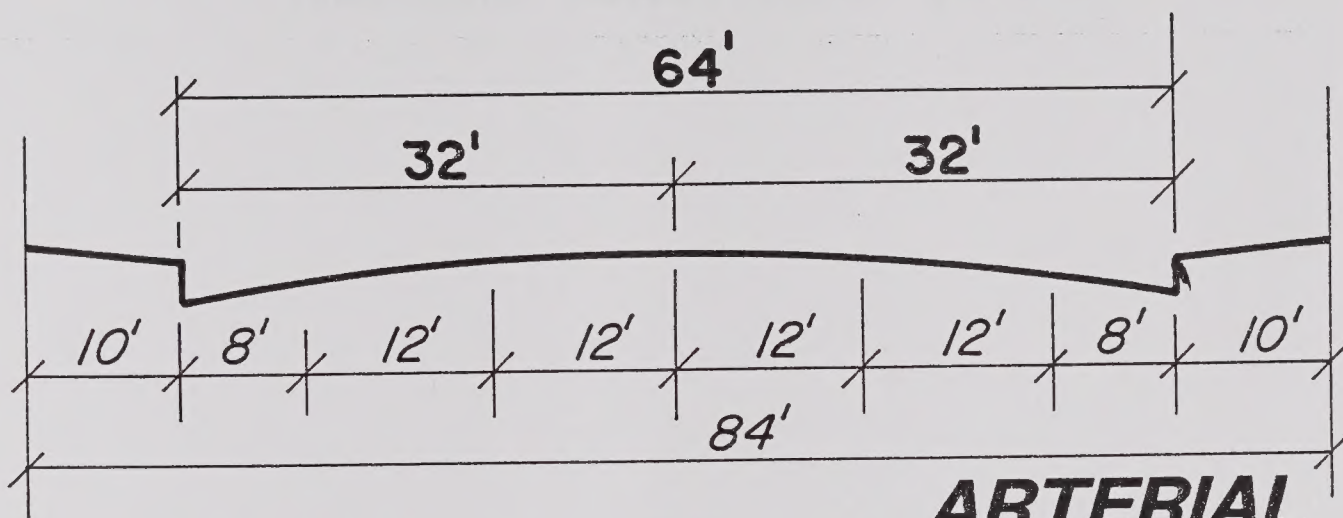
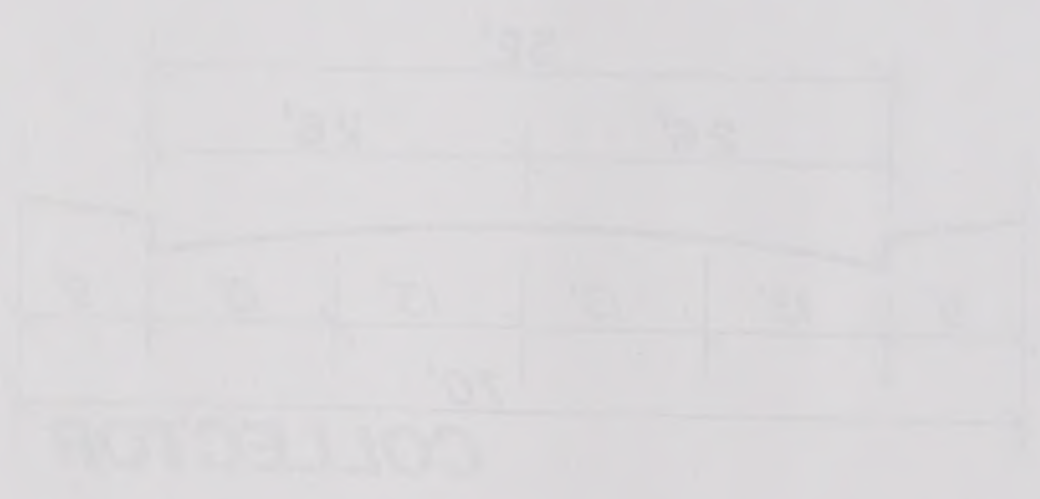
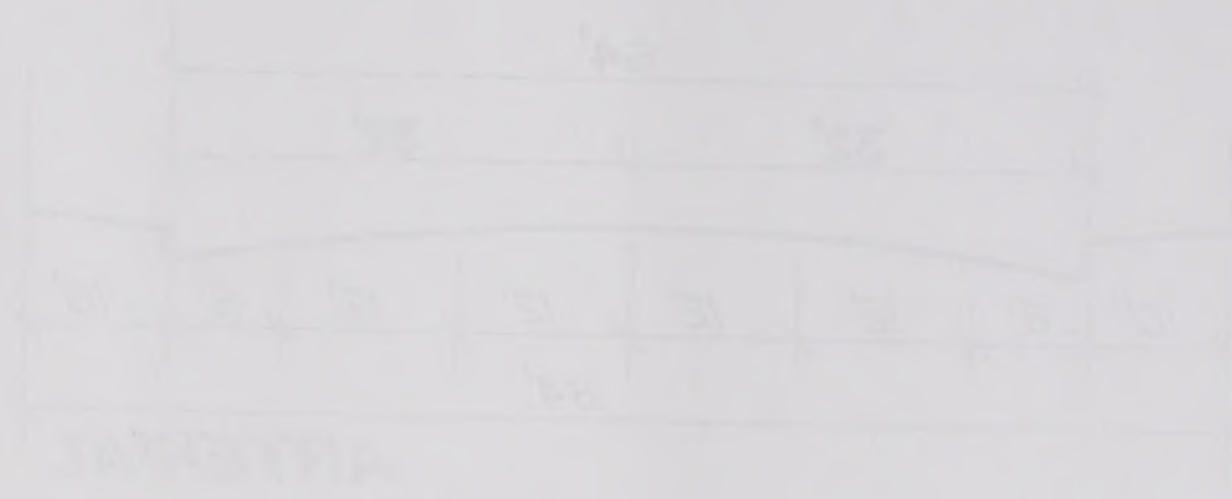


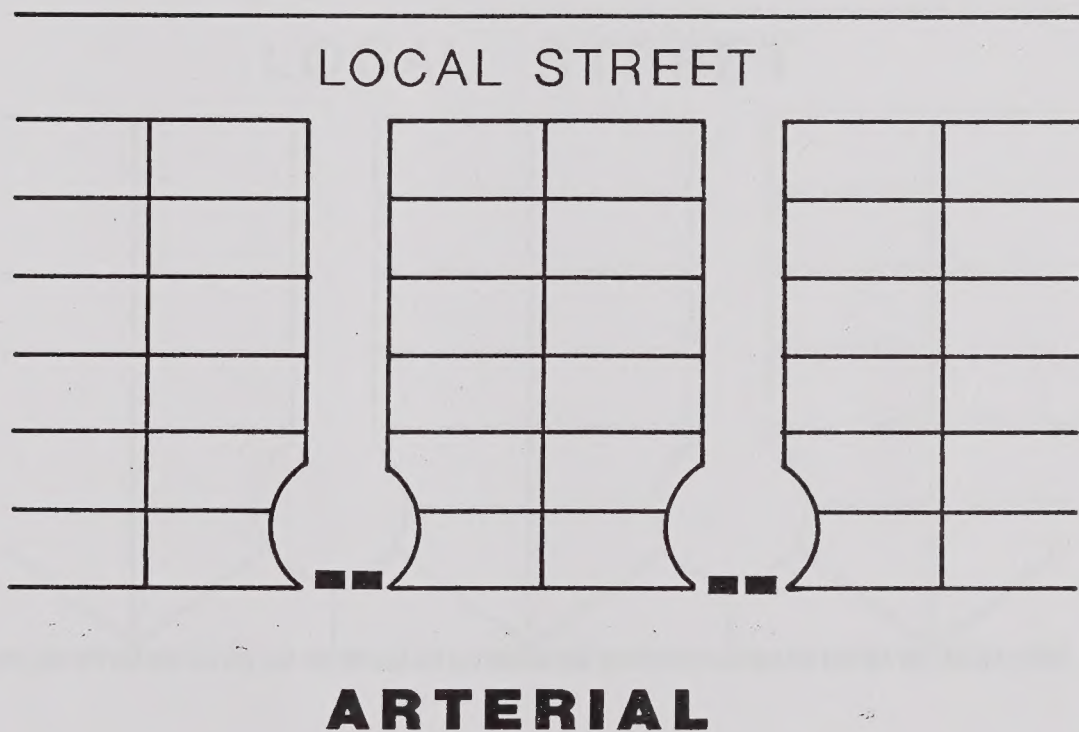
FIGURE C - 4

STREET SECTION 274712



LIMITING ACCESS TO ARTERIALS

(EMERGENCY ACCESS CUL-DE-SACS)



HOLTVILLE

LIGHTING ACCESS TO ARTERIALS

ANALYSIS OF ACCESS TO ARTERIALS

LOCAL STREET



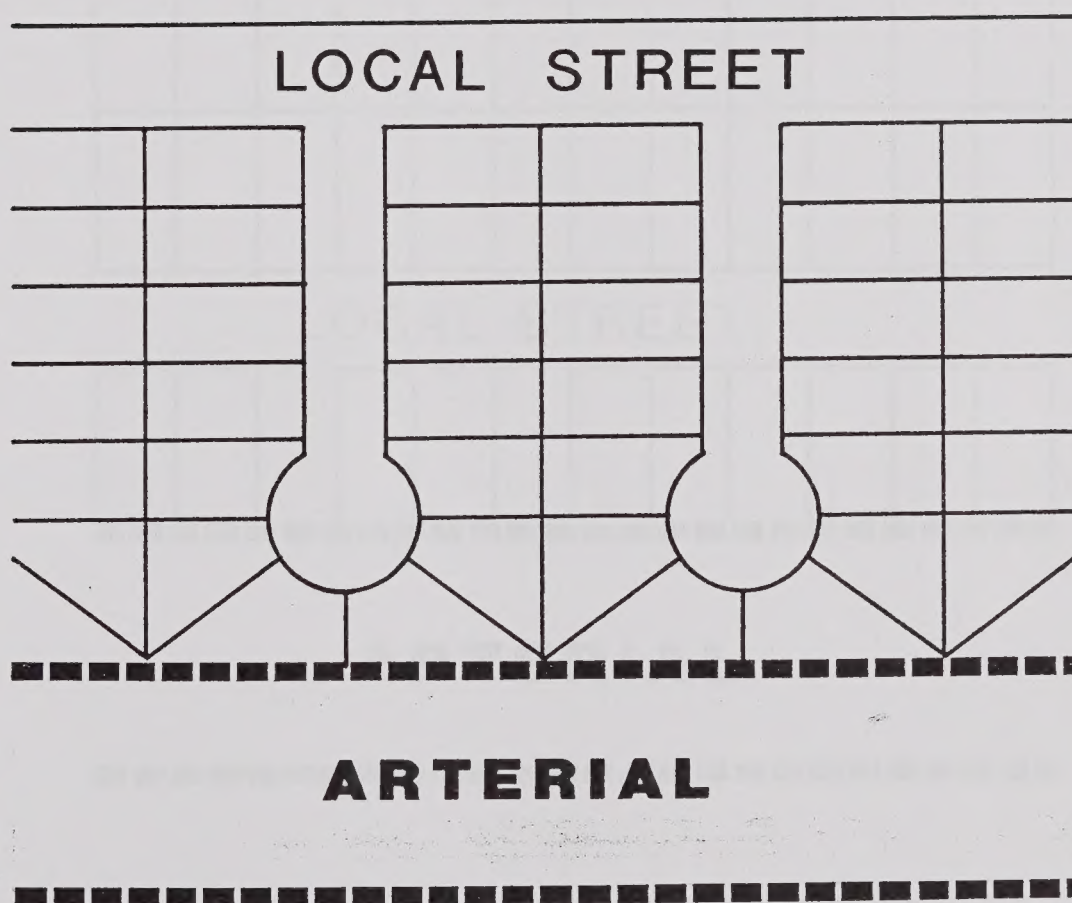
ARTERIAL

THE FOLLOWING TABLES SHOW THE RESULTS OF THE ANALYSIS

HOLLYVILLE

LIMITING ACCESS TO ARTERIALS

(CUL-DE-SACS BACK UP TO ARTERIAL)



HOLTVILLE

LIMITING ACCESS TO ARTERIALS

USE THE CASE WHEN IN APPLICABLE

LOCAL STREET

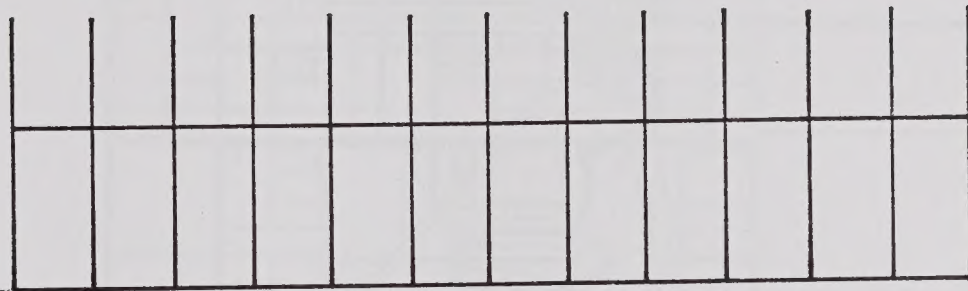


ARTERIAL

HOLLVILLE

LIMITING ACCESS TO ARTERIALS

(LOT BACK-UP TO ARTERIAL)



LOCAL STREET

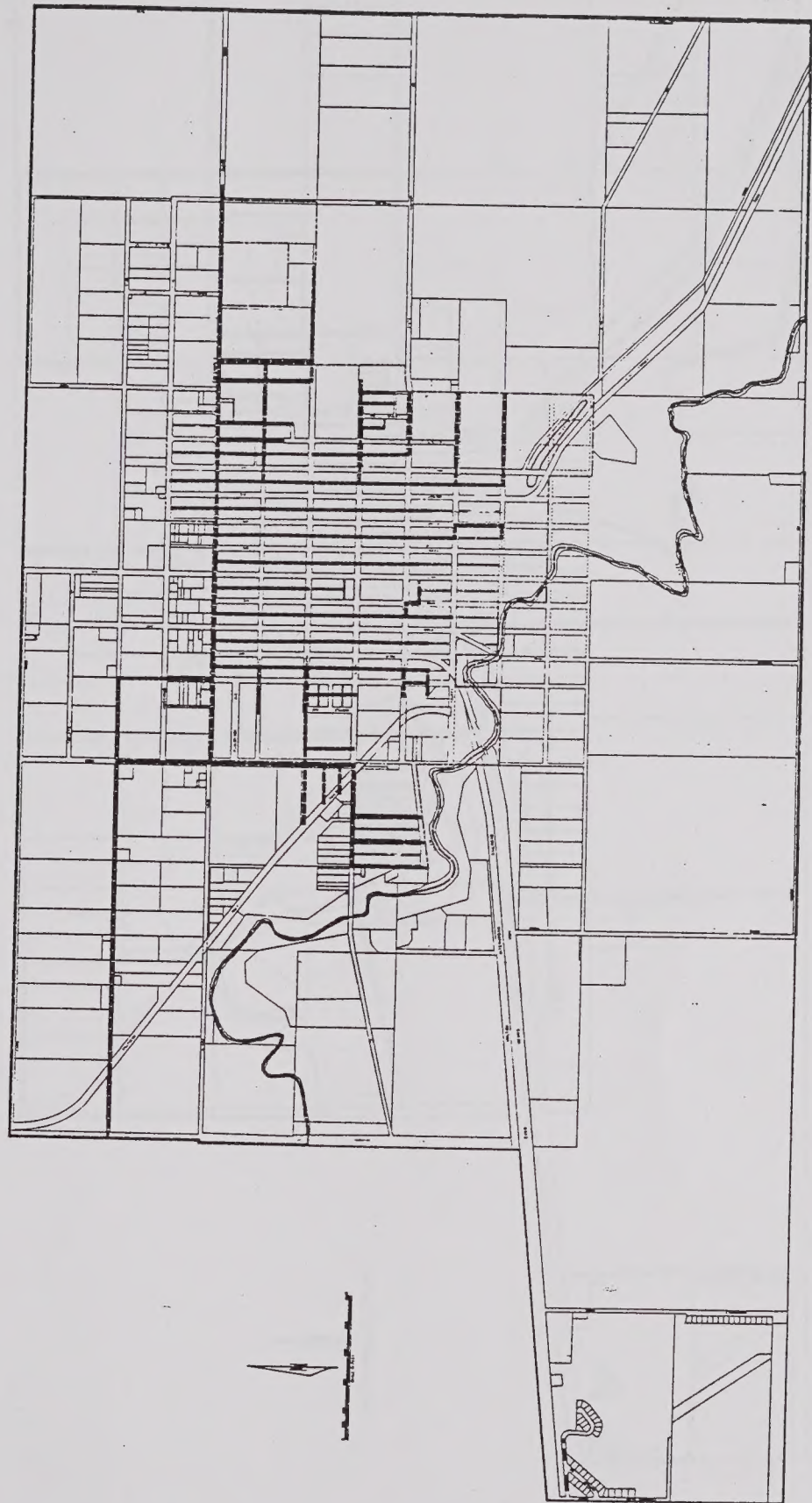


ARTERIAL



HOLTVILLE

MAJOR SEWER LINES (existing)



HOLTVILLE

FIGURE C - 6

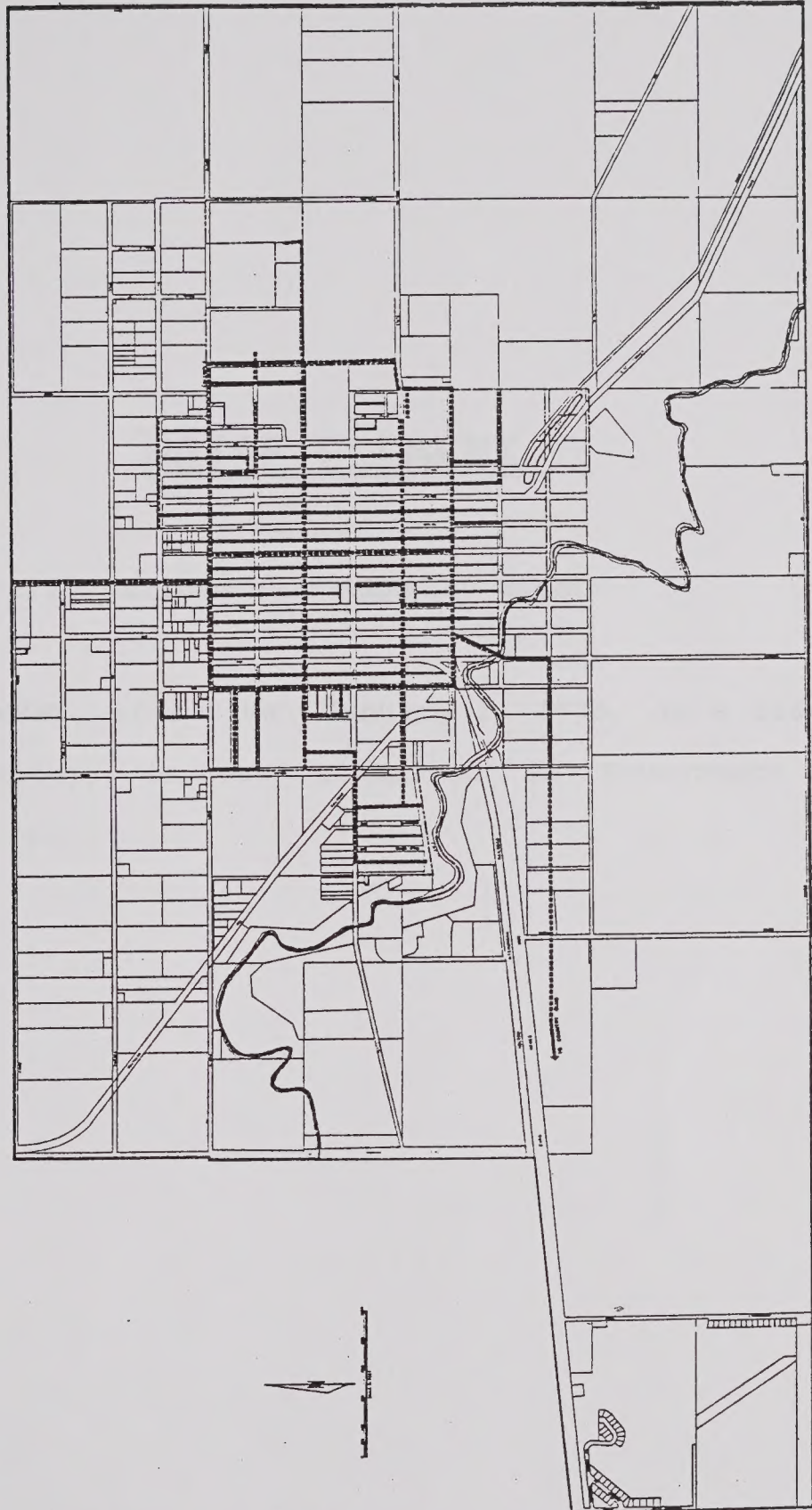
UNITED STATES DEPARTMENT OF AGRICULTURE



U. S. DEPARTMENT OF AGRICULTURE

WASHINGTON, D. C.

WATER LINES (existing)



HOLTVILLE

FIGURE C - 7

INTRODUCTION

The purpose of this document is to identify and define noise elements and to provide information on the noise element and its relationship to the noise element. The noise element is defined as "UNWANTED SOUND".

NOISE ELEMENT

NOISE is generally defined as "UNWANTED SOUND"

The **NOISE ELEMENT**, effective January 1, 1976, as a result of SB860 (Beilenson), is now contained in Government Code, Section 65302.(f).

VOICE ELEMENT

VOICE ELEMENTS ARE THE BUILDING BLOCKS OF SPEECH

THE VOICE ELEMENTS ARE THE BUILDING BLOCKS OF SPEECH
THE VOICE ELEMENTS ARE THE BUILDING BLOCKS OF SPEECH
THE VOICE ELEMENTS ARE THE BUILDING BLOCKS OF SPEECH

INTRODUCTION:

The purpose of the Noise Element is to identify existing and future noise environments so that the land uses can be adequately designed and organized in a manner to minimize the community exposure to excessive noise levels. The Noise Element establishes policies and criteria to avoid the adverse effects which can result in excessive noise; reduction in property values, disruption of social and economic cohesion and in some cases a degradation of physiological stability as well as physical health.

The overall objective of this Element is to establish a program to preserve the City's environment by controlling harmful and annoying noise for the benefit of existing as well as future generations.

ISSUE:

The size and complexity of the City currently present few substantial noise generators except for some isolated but identified highways and industrial areas. However, with growth, with extended commercial/industrial areas and an expanded transportation network, there is the potential for adverse noise incompatibilities.

The purpose of this report is to identify and describe the various factors which influence the behavior of the individual in the organization. The report is organized into three main sections: a description of the organization, a description of the individual, and a description of the environment. The first section describes the organization in terms of its structure, its culture, and its goals. The second section describes the individual in terms of his personality, his abilities, and his values. The third section describes the environment in terms of the physical environment, the social environment, and the cultural environment. The report concludes with a summary of the findings and a list of recommendations.

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Furthermore, with increased interest by Federal and State Health Agencies as well as legislative attention, noise control is and will be an issue that must be adequately addressed and controlled.

GOAL:

- (1) Provide residential areas with an adequate noise conscious environment that provides both indoor and outdoor acceptable noise limitations.
- (2) Develop a system for abating excessive noise exposures, and maintain a separation where noise generation cannot be mitigated through a combination of economically effective mitigation measures.

POLICIES:

The City shall:

- (1) Protect noise sensitive area(s), (existing and future) through implementation of accepted noise attenuation standards.
- (2) Provide/maintain or require that, residential areas not exceed 60 db(A) CNEL outdoor levels.
- (3) Provide/maintain or require that where residential developments are subjected to outdoor CNEL levels in excess of 60 db(A), modifications shall be required and implemented to reduce interior noise levels to 45 db(A) or less. Particular attention shall also be given to noise sensitive spaces such as bedrooms and living rooms.
- (4) Develop and implement a Zoning Ordinance that incorporates standards and procedures to enforce compliance with the intent of the Noise Element.
- (5) Work with developers, particularly commercial and industrial, to incorporate noise abatement technology, where feasible, in the earliest stages of their design and project reviews.

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(6) Carefully review all proposed land uses to minimize incompatible noise levels or noise operator versus noise sensitive uses.

(7) Require maximum noise level standards for various land uses as follows:

(a) Maximum acceptable outdoor noise exposure level for rural and single-family residential areas is 60 db(A) CNEL.

(b) Maximum acceptable outdoor noise exposure levels for multiple-family (4 units or more) residential areas is 65 db(A) CNEL, except that compliance with CCR standards is required.

(c) In the event that outdoor noise levels cannot be met or mitigated to the levels specified, indoor noise levels for all residential uses shall not exceed 45 db(A) CNEL.

(d) Maximum acceptable outdoor noise levels for churches, schools, libraries, hospitals, nursing homes and park/recreational areas shall not exceed 70 db(A) CNEL.

(e) While rural residential areas are limited to 60 db(A) CNEL, the acoustical excessive noise impacts created through accepted farming practices such as aerial application, the use of heavy farm equipment shall not constitute a nuisance or infringement of the standard.

(f) Noise levels for industrial and commercial areas shall comply with established CAL-OSHA/OSHA standards/regulations and/or other health and safety standards.

The Noise Element, therefore, identifies and analyzes noise contours, and noise sensitive receptors within the City of Holtville. It provides acoustical standards as well as any future noise contours. (Reference Figure N-1)

1. The first step in the process of the development of a new product is the identification of a market need. This is done by conducting market research and analyzing the results.

2. The second step is the development of a concept. This involves creating a detailed description of the product and its features.

3. The third step is the development of a prototype. This is a physical model of the product that is used to test the concept and to make improvements.

4. The fourth step is the development of a business plan. This is a document that outlines the financial and marketing aspects of the product.

5. The fifth step is the development of a marketing strategy. This is a plan for how the product will be promoted and sold.

6. The sixth step is the development of a production plan. This is a plan for how the product will be manufactured.

7. The seventh step is the development of a distribution plan. This is a plan for how the product will be distributed to the market.

8. The eighth step is the development of a sales plan. This is a plan for how the product will be sold.

The final step in the process of the development of a new product is the launch of the product. This is done by promoting the product and making it available to the market.

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

The City can utilize a number of procedures, as well as alternatives, to mitigate and assure compliance with acceptable noise standards. Development standards should be applied to all future projects during the earliest stages of development, and review processes should include the following:

- (1) Whenever a development proposes what will result in existing or future noise sensitive areas being subjected to noise levels in excess of 60 db(A) CNEL or greater, the City should require an acoustical analysis.
- (2) If the acoustical analysis shows that noise levels within any residential or any other noise sensitive area will exceed 60 db(A) CNEL, the development shall not be approved unless the following findings and/or conditions are made:
 - (a) If, with noise abatement technology, it is not possible to reduce the exterior noise level to 60 db(A) CNEL or less, then modifications to the development will be made which will at least reduce the exterior noise level to a maximum extent feasible and, at the same time, reduce interior noise levels to 45 db(A) CNEL or less.
 - (b) Modifications to the development have been or can be made which will reduce exterior noise levels to 60 db(A) CNEL or less.
 - (c) If the development proposes limited exposure to exterior noise levels in excess of 60 db(A) CNEL but less than 65 db(A) CNEL, exception to the standards can be made. If the area that is exposed to the higher noise level can be demonstrated to be appropriate or acceptable for these as proposed by the project proponent, the City can make adequate findings.

Based on the acoustical analysis, there are a number of mitigation measures that may include but are not limited to the following:

- (1) Revise, correct or design siting of building so as to minimize noise impacts.
- (2) Provide for the use of "berm" embankments, landscaping, set-backs, or other sound attenuation barriers. Provide acceptable CNEL contours.
- (3) Insulate buildings against noise through thicker than standard glazing, additional insulation, and mechanical ventilation.
- (4) Provide noise barriers, such as Plexiglass on exterior balconies, or provide additional landscaping by the appropriate use of trees and shrubs.
- (5) Where feasible, reduce the noise intensity and/or frequency of the generator which may also include limited hours of operation.

The City may also consider other procedures which are practical and provide an effective noise reduction measure. These can include:

- (1) Improved traffic circulation patterns.
- (2) Reduced speed limits, particularly in noise sensitive areas.
- (3) Establish certain time limitations on particularly high noise activities.
- (4) Establish operating hours, particularly for the uses of City equipment, such as street sweepers, and/or garbage collection systems.

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STATE/FEDERAL PROGRAMS:

Motor Vehicle Codes:

The California Highway Patrol enforces the Motor Vehicle Code which sets the noise level limitations for all vehicles operating on California Highways.

California Code of Regulations:

CCR Title 25, enforced typically through the City's Building Inspection program, provides the noise insulation standards for new hotels, motels, apartment houses, condominiums, and dwellings, other than single-family dwellings.

For the above uses located within the 60 db(A) CNEL contours, it is required that an acoustical analysis show that the interior noise level will not exceed 45 db(A) CNEL. Additionally, it also requires that party walls have sound transmission class (STC) of 50 or more, and that party floor assemblies shall have an STC of 50 or more and an impact insulation class II-C of 50 or more. This analysis is typically required to be performed by qualified acoustical consultant(s) and reports must be submitted along with building plans.

1947-1948

The following table shows the results of the survey conducted in 1947-1948. The results are given in percentages of the total number of respondents.

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Noise Control Act of 1972 (Federal):

The Federal Noise Control Act of 1972 is implemented by the Environmental Protection Agency (EPA) which determines the allowable noise levels for medium and heavy trucks, buses and some household equipment.

Occupational Safety and Health Act (OSHA):

The Occupational Safety and Health Act (OSHA) determines noise exposure limitations in the work place. In the State of California, this act is administered by CAL-OSHA. The City can, in the process of implementation for this Element, request the assistance of CAL-OSHA in determining acceptable standards and/or mitigation measures.

Federal Aviation Act of 1958:

The Federal Aviation Act of 1958, administered through the Federal Aviation Administration (FAA) which issues federal air regulations (FAR), also sets noise limitation for private and commercial aircraft. It must be recognized, however, that Military aircraft are not subject to these regulations.

The first of these is the fact that the number of people who are employed in the public sector has increased steadily since 1947. This is due to a number of factors, including the fact that the government has been able to maintain a high level of employment in the public sector, and the fact that the private sector has been unable to do so.

The second of these is the fact that the number of people who are employed in the private sector has decreased steadily since 1947. This is due to a number of factors, including the fact that the private sector has been unable to maintain a high level of employment, and the fact that the government has been able to maintain a high level of employment in the public sector.

The third of these is the fact that the number of people who are employed in the public sector has increased steadily since 1947. This is due to a number of factors, including the fact that the government has been able to maintain a high level of employment in the public sector, and the fact that the private sector has been unable to do so. The fourth of these is the fact that the number of people who are employed in the private sector has decreased steadily since 1947. This is due to a number of factors, including the fact that the private sector has been unable to maintain a high level of employment, and the fact that the government has been able to maintain a high level of employment in the public sector.

The fifth of these is the fact that the number of people who are employed in the public sector has increased steadily since 1947. This is due to a number of factors, including the fact that the government has been able to maintain a high level of employment in the public sector, and the fact that the private sector has been unable to do so.

The sixth of these is the fact that the number of people who are employed in the private sector has decreased steadily since 1947. This is due to a number of factors, including the fact that the private sector has been unable to maintain a high level of employment, and the fact that the government has been able to maintain a high level of employment in the public sector. The seventh of these is the fact that the number of people who are employed in the public sector has increased steadily since 1947. This is due to a number of factors, including the fact that the government has been able to maintain a high level of employment in the public sector, and the fact that the private sector has been unable to do so.

RELATIONSHIP OF NOISE ELEMENT TO GENERAL PLAN:

The Noise Element is designed to reduce the potential land use conflicts caused by growth-related noise. The State Law, through Government Code Section 65302(f), mandates that the Noise Element be adopted in conjunction with, and as an integral part of, the City's General Plan.

The Noise Element shall conform to the guidelines adopted by the Office of Noise Control, pursuant to Sections 46050.1 of the Health and Safety Code. The Noise Element is closely related to the other elements of the General Plan but, in particular, the Land Use, Circulation and Housing portions of the General Plan.

As an example, the Land Use Element defines the location and intensity of land uses while the Circulation Element identifies transportation corridors and the needs to service the various land uses in the City.

The effects and inter-relationship of these elements all combine with the Noise Element to establish acceptable transportation systems and land uses that are properly designed, and also provide compatible noise levels.

RELATIONSHIP OF HOUSE ELEVATION TO WINDSPEED

The House Elevation is defined as the vertical distance from the ground level to the highest point of the roof. The House Elevation is defined as the vertical distance from the ground level to the highest point of the roof. The House Elevation is defined as the vertical distance from the ground level to the highest point of the roof. The House Elevation is defined as the vertical distance from the ground level to the highest point of the roof.

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Noise Definition/Standards:

The City of Holtville has variable levels of noise in terms of both intensity as well as duration. Typically, noise is created by the operation of mechanical equipment such as transportation and production. Some land uses are more tolerant than others.

Noise is commonly defined as "unwanted sound". It is measured and evaluated based on COMMUNITY NOISE EQUIVALENT LEVELS (CNEL). This is an average noise level based on the average energy content of sound. The measurement is read in db(A) (decibels, A-weighted), which is a unit of measurement of sound pressure ratio. "A" weighting is used to approximate the frequency of sound to which the human ear responds which is relatively less sensitive to low frequency sound.

Experiments and studies have shown that a person's sleep level is severely altered when exposed to noise above 55 db(A) CNEL. These studies further indicated that, in order to ensure noise uninterrupted sleep, noise levels should not exceed 35 db(A) CNEL when measured inside.

As a result, recent State Standards including Health Standards, require and suggest that exterior noise levels for residential areas not exceed 60 db(A), while interior noise levels should be curtailed at 45 db(A).

The first of these is the fact that the medical profession is not a homogeneous body. It is composed of many different groups, each with its own interests and objectives. The second is the fact that the medical profession is not a unified body. It is composed of many different groups, each with its own interests and objectives. The third is the fact that the medical profession is not a unified body. It is composed of many different groups, each with its own interests and objectives.

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EXISTING CONDITIONS AND TRENDS:

The City of Holtville has few primary noise generators. At the present time, noise is primarily generated along traffic corridors such as; 4th Street, 5th Street, and Holt Avenue. These transportation corridors also vary widely and largely depending upon the farming seasons and holiday impacts.

Some additional noise generation can be attributed to the agricultural trucking plants and truck distribution terminals.

A recent noise survey indicates the highest noise levels are along 5th Street, Holt Avenue, and 4th Street. Very few readings above 55 db(A) were found in residential areas during daylight hours. Typical evening hours showed sound intensities well below 50 db(A).

Some noise readings in excess of 70 db(A) ranging to a high of 85 db(A), were found along major street intersections and heavy truck service areas. For the most part, current noise levels within the City's residential areas are acceptable, and only occasional noise impacts occur in these residential areas.

Projected Noise:

With the expansion to the City, the most obvious potential noise problems relate to traffic which include, street vehicles as well as rail and air. Obviously, the City of Holtville will experience a broader range of traffic induced noise levels if traffic counts increase proportionally to population and industrial expansion.

It is anticipated that those streets and highways already identified as potential noise sources will expand the noise contour area. In the near future it does not appear that additional routes or streets will qualify as substantial tributaries. However, careful review of noise impacts must be given along major arterials and collectors, particularly with development in the projected planning area. Of particular concern would be Evan Hewes Highway, Orchard Road, Holt Road, and Zenos Road.

Railroad Operations:

With regard to railroad operations, although the City does have a limited amount of rail activity, it does not appear that expansion of this service is imminent. In fact, it is forecast to be substantially reduced. Therefore, rail activities will not be a contributor to additional noise.

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basis for a conviction. The fact that the same person
may be found in the same place at the same time is not
a sufficient basis for a conviction.

Aircraft Operations:

Since the City of Holtville does not have, within or adjacent thereto an airfield, there is no aircraft related noise source. The City will, of course, have aircraft overflight noise related to Military as well as Commercial aircraft. Again, this is not anticipated to be a major problem.

Industrial/Commercial Areas:

Within this Element the City envisions substantial growth, and while the Planning Area Land Use Diagram (Figure LU-2) attempts to locate compatible land uses with each other and considered the location of adequate circulation routes, it is imperative that the City address noise concerns early in project reviews. Even if land use separation reduces some obvious noise concerns, noise within industrial areas, noise between adjacent land use categories and noise from circulation routes must be mitigated not just for regulatory reasons but to protect the health of the public.

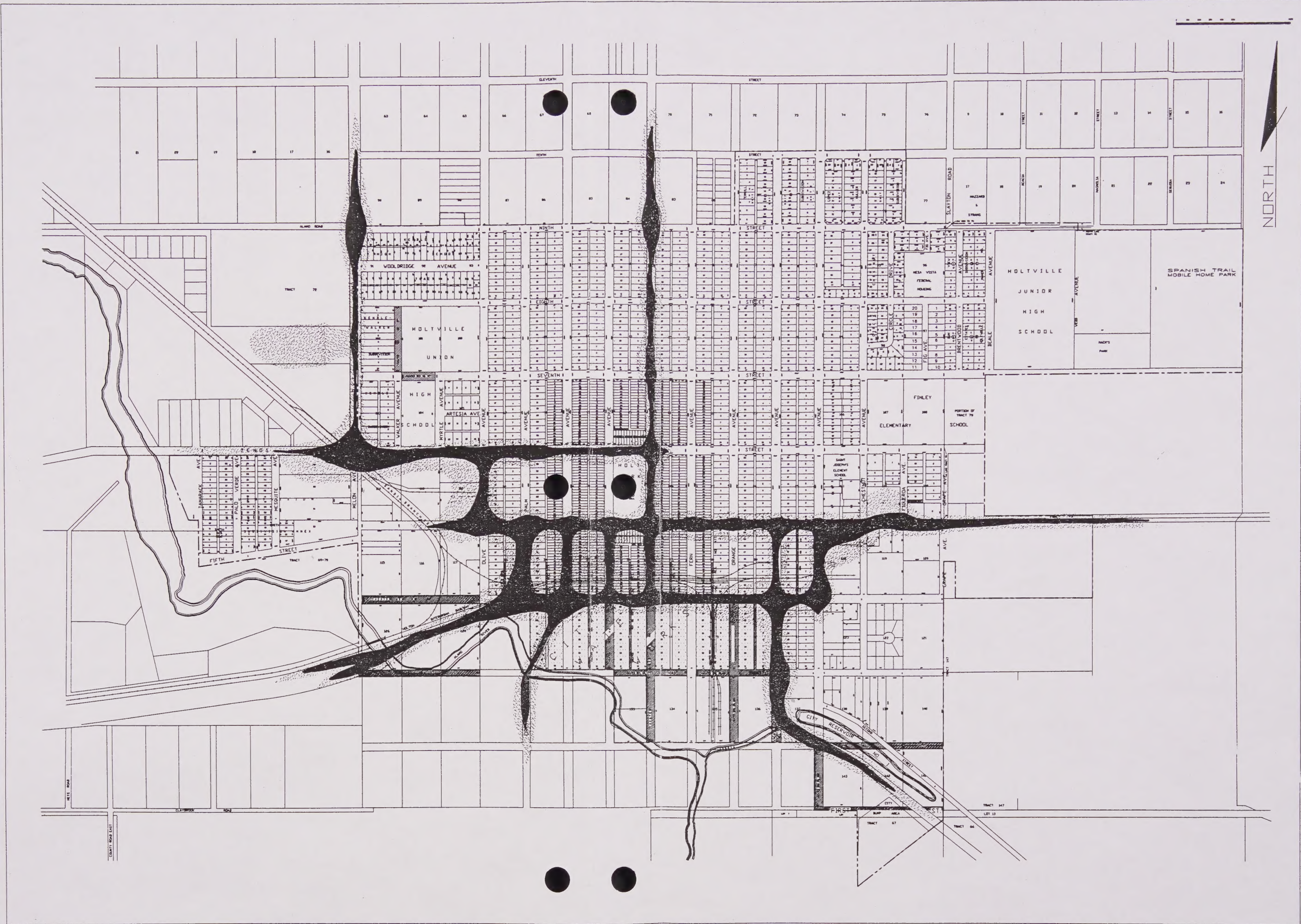
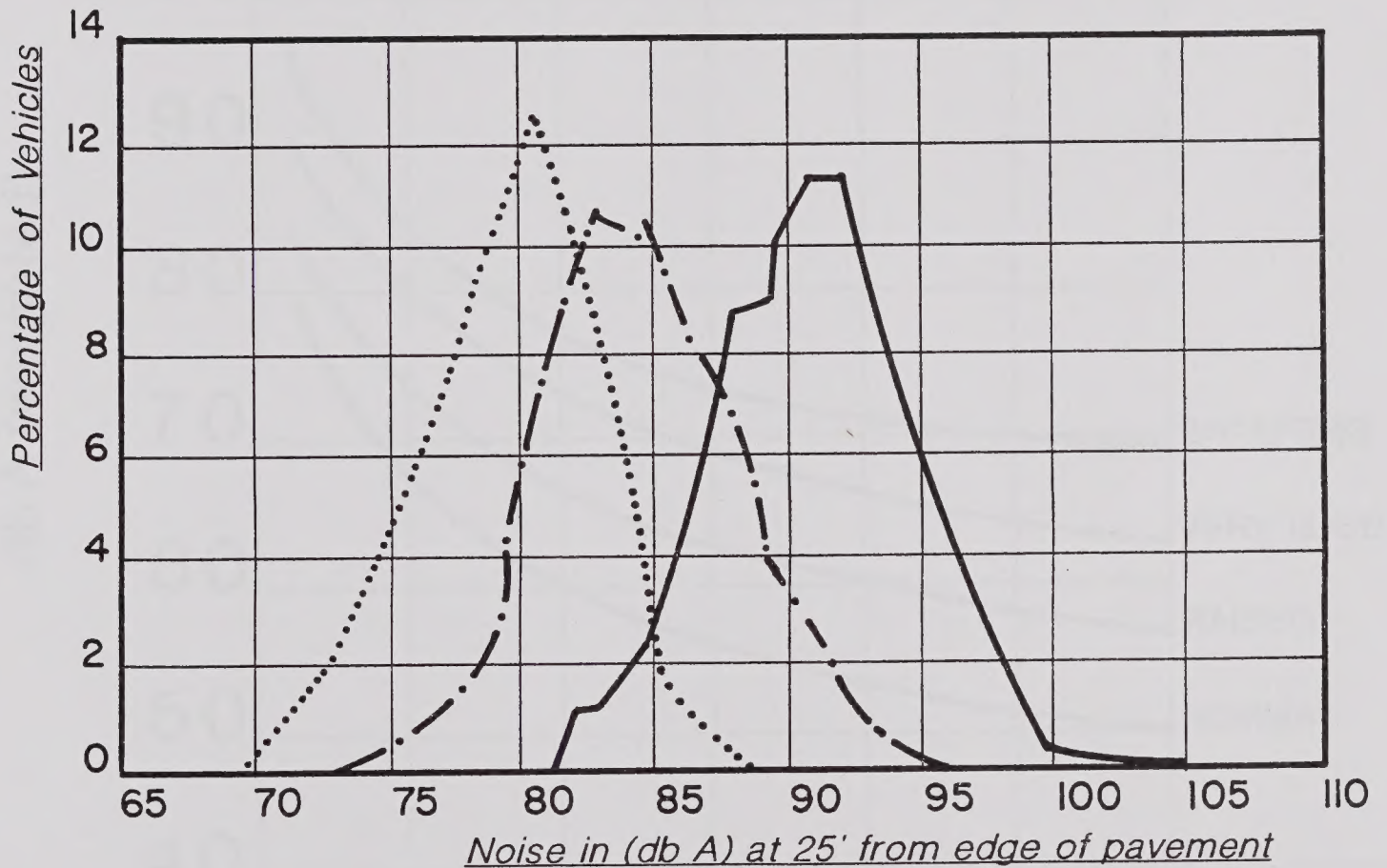


FIGURE N - 1

NOISE DISTRIBUTION CURVES



AUTOMOBILES	GAS TRUCKS	DIESEL TRUCKS
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HOLTVILLE

FIGURE N - 2

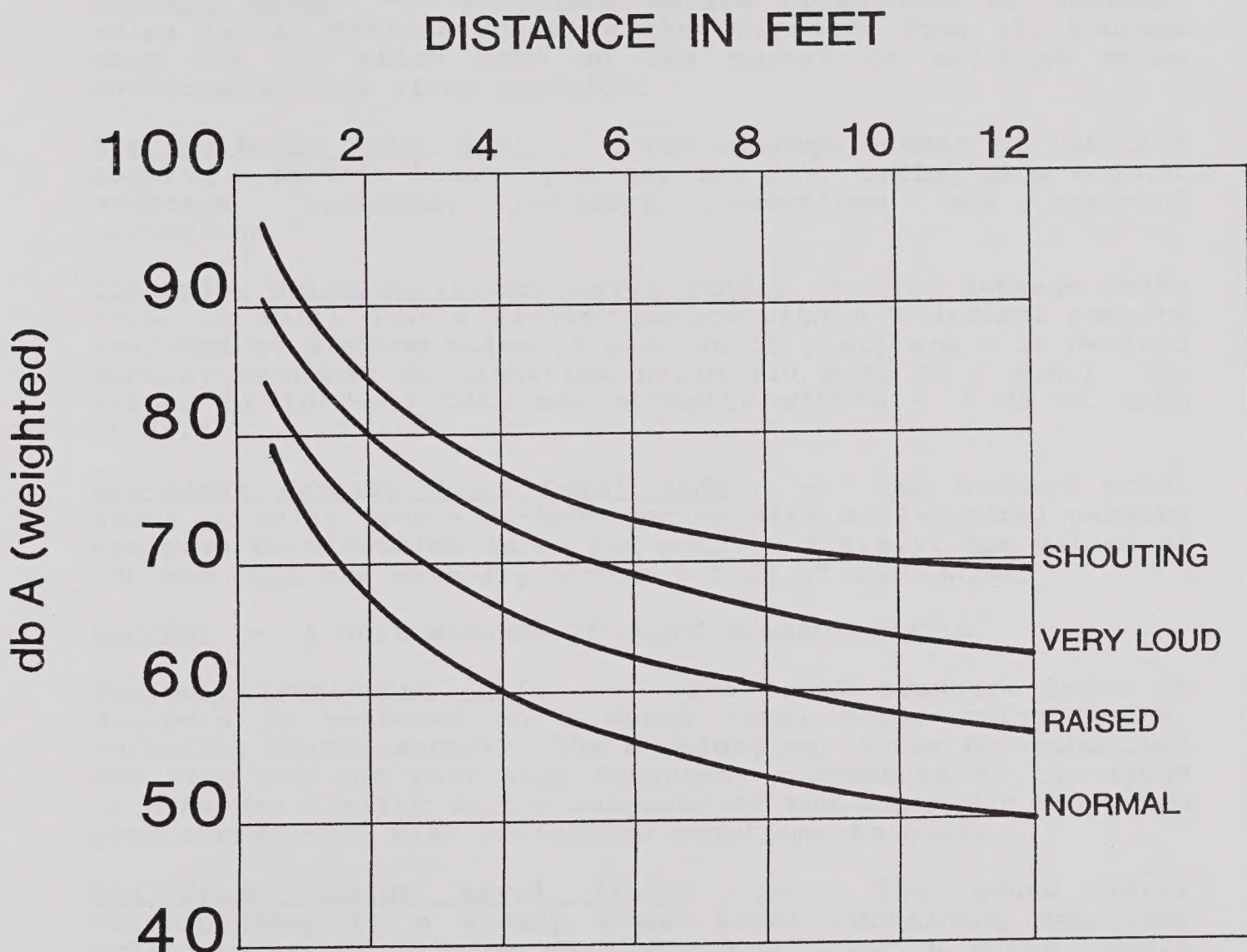
NOISE DETECTION COURSE



ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3
100% Intensity	100% Intensity	100% Intensity

NOISE DETECTION

NOISE INTERFERENCE FOR CONVERSATIONS



HOLTVILLE

FIGURE N - 3

TABLE N-A

DEFINITION OF TERMS IN

NOISE ELEMENT

Ambient Noise - Sometimes called background or residual noise level. Ambient noise is the composite from all sources near and far which make up the normal or existing noise environment at a given location.

Average Daily Trip (ADT) - The average number of vehicles passing a certain location on any one day, taking into account weekdays, weekends, holidays, vacations and seasonal variations.

Community Noise Equivalent Level (CNEL) - The average noise level in db(A) over a 24-hour period with a 5 decibel penalty assigned to evening noise (7 p.m. to 10 p.m.) and a 10 decibel penalty assigned to nighttime noise (10 p.m. to 7 a.m.). The values of Ldn and CNEL are normally within ± 1 dB of each other.

Day-Night Average Noise Level (Ldn) - The average noise level in db(A) over a 24-hour period with a 10-decibel penalty assigned to nighttime noise (10 p.m. to 7 a.m.). The values of Ldn and CNEL are normally within ± 1 dB of each other.

Decibel - A unit measure of sound pressure ratio.

Decibel, A-Weighted (dB(A)) - The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

Equivalent Energy Level (Leq) - The sound level corresponding to a steady sound level containing the same total energy as a time varying signal over a given sample period.

Excedance Percentile (Ln) - The sound level exceeded for a certain percentage of the total time period.

Frequency - Number of complete oscillation cycles per unit of time. The unit of frequency often used is the hertz (Hz).

Hertz - Unit of frequency equal to one cycle per second.

Intrusive Noise - That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, tonal or informational content, and the level of the prevailing ambient.

Noise Contours - Lines of equal noise impact. Noise contours are normally drawn at 5dB intervals.

Noise Sensitive Area - The site of any residence, hospital, school, library or similar facility where quiet is an important attribute of the environment.

Sound Level - The quantity in decibels measured by a sound-level meter satisfying requirements of the American National Standard Specifications for Sound Level Meters S1.4-1971. Sound level is the frequency-weighted sound pressure level obtained with the standardized dynamic characteristic "fast" or "slow" and weighting A or C; unless indicated otherwise, the A-weighting is understood. The unit of any of the sound levels is the decibel. The A-weighting makes the sound-level meter relatively less sensitive to low-frequency sound, somewhat in the way the ear is progressively less sensitive to sounds of frequency below 1 kHz. The weighting gives the sound-level meter a constant sensitivity in the frequency range 32 to 8000 Hz.

Sound Pressure Level - Twenty times the logarithm to the base 10 of the ratio of the sound pressure to the reference pressure, which is 20 micropascals (20 Pa). Measures in units of dB.

TABLE N-B

SOUND INSULATION FACTORS
BY BUILDING TYPE AND WINDOW CONDITIONS

<u>Building Type</u>	<u>Window Condition</u>	<u>Noise Reduction</u>
All	Open	10 dB(A)
Light Frames	Ordinary Sash	
	Closed	20 dB(A)
	w/Storm Windows	25 dB(A)
Masonry	Single Glazed	25 dB(A)
Masonry	Double Glazed	35 dB(A)

SOURCE: Imperial County Planning/Building Department

THE UNIVERSITY OF CHICAGO CHICAGO, ILLINOIS 60637

DATE	DESCRIPTION	AMOUNT
12/15/78	CHICAGO	100.00
12/16/78	CHICAGO	100.00
12/17/78	CHICAGO	100.00
12/18/78	CHICAGO	100.00
12/19/78	CHICAGO	100.00
12/20/78	CHICAGO	100.00
12/21/78	CHICAGO	100.00
12/22/78	CHICAGO	100.00
12/23/78	CHICAGO	100.00
12/24/78	CHICAGO	100.00
12/25/78	CHICAGO	100.00
12/26/78	CHICAGO	100.00
12/27/78	CHICAGO	100.00
12/28/78	CHICAGO	100.00
12/29/78	CHICAGO	100.00
12/30/78	CHICAGO	100.00
12/31/78	CHICAGO	100.00

THE UNIVERSITY OF CHICAGO

TABLE N-C

NOISE REDUCTION PROVIDED BY COMMON BUILDING
CONSTRUCTION METHODS

<u>Construction Type</u>	<u>Typical Occupancy</u>	<u>General Description</u>	<u>Range of Noise Reduction dB(A)</u>
1	Residential, Commercial, Schools	Wood Framing. Exterior Stucco or wood sheathing. Interior drywall or plaster. Sliding glass windows. Windows partially open.	15-20
2	Same as 1, above	Same as 1, above, but windows closed.	25-30
3	Commercial, Schools	Same as 1, above, but windows are fixed 1/4-inch plate glass.	30-35
4	Commercial	Steel or concrete framing. Curtain- wall or masonry exterior wall. Fixed 1/4-inch plate glass windows.	30-40

*The range depends upon the openness of the windows, the degree of seal and the window area involved.

Source: San Diego County Planning Dept.

SAFETY ELEMENT

The **SAFETY ELEMENT**, effective in 1971, was originally two elements, known as the Safety and Seismic Safety Elements. In 1984, through AB3028, these two elements were consolidated into one document, now known as the Safety Element.

This particular Element is contained in the Government Code, Section 65302(g).

TABLE I

The above figures, obtained in 1954, are compared with those obtained in 1953. The figures for 1953 are given in parentheses. The figures for 1954 are given in bold type. The figures for 1953 are given in parentheses. The figures for 1954 are given in bold type.

The following figures are given in parentheses. The figures for 1953 are given in parentheses. The figures for 1954 are given in bold type.

INTRODUCTION:

The Safety Element is the primary vehicle for identifying hazards that cities and counties must consider when making all land use decisions.

While the Element specifically focuses on identifying fire, geological hazards, and other natural forces, it may also address other locally relevant issues such as accidents, hazardous material spills, power failures, storms, etc.

The primary intent of the Safety Element is directed at reducing death, injury, property damage, and economic, as well as social dislocation, that results in natural hazards including, but not limited to, flooding; muds and soil erosion; land subsidence; earthquakes; avalanches; as well as levy or dam failures; urban and wildland fires, and the collapse of buildings and other structures.

This Element, therefore, provides for goals and policies which, in the opinion of the City of Holtville, are relevant to public safety and is, therefore, the City's intent to promote such programs and concepts that will achieve the long term goals of this Element.

ISSUE:

The City of Holtville is obviously not subject to the "Tsunamis and Sieches". However the City is located in an area that is highly susceptible to earthquakes and other geological phenomena. Being in a desert (flat) terrain, the City is also more likely to suffer damage from storm and wind conditions. Major impacts appear to be related to seismicity, flooding and accidents.

GOAL:

- (1) Reduce and protect loss of life, injuries or damage to property, and economic and social dislocation.
- (2) Develop, in cooperation with the County, a plan to adequately respond to both natural and manmade disasters.
- (3) Increase community awareness of the type and variety of hazards, and the methods and services available in dealing with such disasters.

POLICIES:

The City shall:

- (1) Identify and evaluate hazardous locations, processes, activities, and/or events.
- (2) Publicize and distribute information about hazards.
- (3) Adopt and enforce Building Codes and Zoning Ordinances to avoid or minimize the negative effects of hazardous events.

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(4) Eliminate or reduce areas or events which pose higher risks than are acceptable.

(5) Prepare an adequate emergency response plan for the City that is coordinated with the overall County for an Emergency Response Plan.

(6) Provide emergency "back-up" systems for essential services such as police and fire protection.

(7) Provide training to police and fire response personnel in medical assistance and procedures to be followed in severe emergencies.

(8) Promote and support ambulance and other medical care facility systems.

Additional policies and/or procedures that the City may employ are contained in the specific sections under Seismic, Safety, Flooding, Fire, Traffic, Police, etc.

The above list simply represents a summary of the actions to be undertaken.

1. The first part of the report is a general introduction to the subject of the study.

2. The second part of the report is a detailed description of the methods used in the study.

3. The third part of the report is a discussion of the results of the study.

4. The fourth part of the report is a conclusion and a list of references.

5. The fifth part of the report is an appendix containing additional data and information.

6. The sixth part of the report is a bibliography of the literature cited in the study.

7. The seventh part of the report is a list of figures and tables.

8. The eighth part of the report is a list of abbreviations and symbols.

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

The City has a variety of programs/procedures both local, state and federal that can be utilized to reduce, eliminate, or minimize safety hazards. The programs that apply to all sections of the Safety Element are as follows:

A. General:

1. **General Plan** - The General Plan sets forth the requirements by State of California, Government Code Section 65300 et. seq. which states that "each City shall adopt a comprehensive, long term general plan for the physical improvement of the County or City.....".

2. **Zoning Ordinance** - The Zoning Ordinance designates the land uses that are considered appropriate or acceptable both within what area of the City and under what conditions these uses may be considered.

3. **Subdivision Ordinance** - The Subdivision Ordinance also delineates the procedures and standards to which all new development must adhere.

4. **Building Ordinance** - The City's Building Ordinance has perhaps the most stringent and most direct application to structural safety as it relates to this Element. While the Building Ordinance generally adopts, by resolution, the State

The first part of the report is a general introduction to the project. It describes the purpose of the study, the objectives, and the scope of the work. It also provides a brief overview of the methodology used in the study.

The second part of the report is a detailed description of the study area. It includes information about the location, the population, and the economic activities of the area. It also discusses the social and cultural characteristics of the community.

The third part of the report is a description of the data collection process. It explains how the data was collected, the methods used, and the sources of the data. It also discusses the reliability and validity of the data.

The fourth part of the report is a description of the data analysis process. It explains how the data was analyzed, the methods used, and the results of the analysis. It also discusses the interpretation of the results.

The fifth part of the report is a conclusion and recommendations. It summarizes the findings of the study and provides recommendations for future research and action. It also discusses the limitations of the study and the implications of the findings.

Mandated Codes, the City does have the authority to implement more stringent standards upon findings that justify such standards.

5. **California Environmental Quality Act (CEQA)** - CEQA mandates that an Initial Study be prepared for any proposed project within the City which requires a discretionary approval. The City must then determine, from the project proposed and the Initial Study, whether or not there is a significant environmental impact. If the determination is made that there is a possibility of significant adverse impact, an Environmental Impact Report (EIR) must be prepared to analyze the existing environment, the potential impact, and specify potential mitigation measures.

This process provides for the early identification of potentially hazardous impacts as well as the protection of natural and cultural resources, and requires that identified significant impacts be adequately mitigated. The City should, during its CEQA analysis, always consider the potential seismic and safety issues as well as specific safety principles and programs.

B. Seismicity:

Due to the City's location and the Imperial Valley's history of earthquakes, the City of Holtville is very likely to

experience moderate to severe earthquakes within the next twenty (20) years. In order to adequately guard and protect the safety of the citizens of Holtville, the City may pursue the following programs:

(It must be noted that these programs are an extension of the policies established in the beginning of this Chapter)

- o Hold public presentations and workshops on earthquake hazards/mitigations and publicize earthquake hazard information to all citizens, and particularly schools.
- o Create land use and development standards for areas that are determined to have higher than acceptable risks to life and property due to seismicity.
- o Attempt to locate significant public facilities, such as hospitals, emergency facilities, schools, police and fire stations, multi-story structures in the seismically safest locations.
- o Require appropriate construction technology generally recommended by Registered Engineers and Architects for proposed developments in geological hazard areas.

- Require mitigation measures to be implemented on all projects for which the environmental review has indicated specific hazard areas.
- Maintain and upgrade all critical facilities such as police and fire stations, hospitals, etc. in an effort to assure their continued operation; particularly in their communications systems or post-disaster operations.
- Enter into joint-power agreements with nearby jurisdictions as well as private sector organizations to assist in disaster relief operations.
- Establish an emergency disaster relief plan that coordinates with police, fire, rescue, medical, as well as shelter and communication networks.
- Require soil investigations to be performed by geological engineers for all land areas suspected of having geological hazards including unstable soils, liquefaction, and/or other structural hazards.
- Require all earthquake prone buildings, (i.e. without steel reinforcement) including public buildings, housing, and commercial/industrial buildings to be identified, upgraded and structurally reinforced, or abated.

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C. Flooding:

While the City has generally not experienced substantial adverse flooding impacts, the City should be prepared for disasters resulting from floods. Therefore, the following programs are identified:

- o Conduct City-wide drainage study to identify anticipated problem areas and mitigation measures.
- o Encourage continued efficiency with the Public Works Department and support the expansion and maintenance of all sewer, water and drainage facilities.
- o Maintain and improve all drainage and flood control facilities to be sure that they function as required; and mitigate or disallow development that increases the City's drainage system to exceed design capacity, unless mitigation steps are implemented by the developer.
- o Identify and evaluate hazardous flood locations, inform the public, and particularly proposed developers.

D. Fire:

While seismic induced activities tend to be the most catastrophic, fire damage and fire safety tend to be the most

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visible to the local citizens; therefore, the following programs are established:

- o Identify and evaluate hazardous fire situations and hazardous locations. Make such information available to the public and/or property owners.
- o Continue to identify and analyze fire department workload and efficiency.
- o Provide 24 hour per day fire protection for all emergencies, to establish and maintain optimum fire insurance rating.
- o Conduct a City-wide study of fire generation and response behavior near various disaster conditions.
- o Encourage and continue the efficiency of the fire department by upgrading equipment, facilities and training.
- o Coordinate a joint-powers agreement between other emergency service providers and establish a well coordinated emergency response program.
- o Obtain special "hazardous material" handling training for all fire protection personnel.

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E. Police:

The Police Department, its staff, and its facilities provide more than protection from criminal activities. They are a source of staff support, emergency response coordination and assistance and, therefore should play a key component with any safety plan developed by the City. In order to achieve adequate police protection and assistance, the following programs were delineated:

- o Identify and review the past police department workload to establish trends, projections and needs.
- o Provide effective 24 hour per day police protection for all emergencies.
- o Coordinate the emergency plan and disaster activities for those of other agencies with optimum assistance by the police.
- o Identify potentially hazardous criminal situations, locations, and/or activities and implement appropriate corrective action.

F. Traffic:

While the City has established a vehicular highway system, said system plays an integral part in emergency preparedness; therefore, the following programs are established:

- o Ensure public safety by providing pedestrian and bicycle paths wherever possible and appropriate; coordinate with CALTRANS for highway improvements.
- o Utilize traffic control devices and other street measures to regulate, warn and guide traffic; including trucks, cars, bicycles, and pedestrians.
- o Identify past traffic safety problems; provide projection and mitigation measures.
- o Evaluate hazardous traffic locations and/or activities, and implement proper and correct measures, including public awareness.

G. Health/Medical:

While the City of Holtville does not have a resident ambulance service nor a hospital or emergency care facilities, other than a doctors office, it is imperative that emergency medical

While the City has continued to grow, the
rate of growth has slowed down. This is due to
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systems be readily available; therefore, the following programs are identified:

- o Coordinate an emergency response plan with all emergency providers; in particular, medical service providers.
- o Provide adequate training for fire and police department personnel to respond to medical emergencies, evaluate potentially hazardous health situations, including epidemics, water quality, and toxic chemical spill issues.
- o Support the construction and upgrading of sufficient medical facilities and staffing for all levels of emergency medical as well as continued medical care providers.

COUNTY/STATE/FEDERAL PROGRAMS:

There are a number of county, state and federal agencies to be utilized and drawn upon to provide assistance in emergency and disaster situations. These include the County Office of Emergency Services (OES), County Health and Vector Control Department, California Highway Patrol, County Sheriff's Office, State Office of Emergency Services, Federal Emergency Management Agency, etc.

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RELATIONSHIP OF SAFETY ELEMENT TO GENERAL PLAN:

The Safety Element is intended and directed at public protection in general. Many of the safety issues are continuously faced by a community, therefore, the programs and policies set out within this Element should be administered to continuously analyze the risks of existing as well as proposed actions.

The overall objective is to reduce the risk of losses within the City of Holtville, to increase knowledge and information about hazards, to increase community awareness and to take steps to prepare for all emergencies. The most predominant risks are associated with earthquakes, floods, fires, traffic, and aircraft accidents, high winds, heavy storms, and criminal behavior.

RELATIONSHIP OF SAFETY ELEMENT TO GENERAL PLAN

The safety element in the general plan is a statement of the policy of the city in relation to safety. It is a statement of the city's commitment to the safety of its citizens and its property. It is a statement of the city's commitment to the safety of its citizens and its property. It is a statement of the city's commitment to the safety of its citizens and its property.

The safety element in the general plan is a statement of the policy of the city in relation to safety. It is a statement of the city's commitment to the safety of its citizens and its property. It is a statement of the city's commitment to the safety of its citizens and its property. It is a statement of the city's commitment to the safety of its citizens and its property.

EXISTING CONDITIONS AND TRENDS:

The City of Holtville faces many natural as well as manmade potential hazards. These are briefly identified and delineated as follows:

(CAUTION: The reader is advised that the following identified activities and descriptions are generic, and more detailed information should be consulted to make adequate assessment, particularly for new development projects).

A. Seismicity:

The City of Holtville is located along the southern portion of the County of Imperial, along the eastern fringe of the Irrigation areas. It is situated within ten (10) miles of the Mexican Border. The lowest part of Imperial Valley is known as the Salton Sea, which is an inland lake approximately 240 feet below sea level. To date, it has served primarily as an agricultural and natural drainage repository for the Valley.

The geological subsurface composition determines largely what can be expected from an area as a result of ground shaking. It is, therefore, imperative to know the soil makeup in order to determine the design of structures for any proposed area.

EXPERIMENTAL PROCEDURES AND RESULTS

The first experiment was designed to determine the effect of the concentration of the reagent on the rate of the reaction. The results are shown in Table I.

It is seen from Table I that the rate of the reaction increases with increasing concentration of the reagent. This is to be expected since the reaction is first order with respect to the reagent.

Effect of Temperature on the Rate of Reaction

The effect of temperature on the rate of the reaction was studied by measuring the rate constant at different temperatures. The results are shown in Table II. It is seen from Table II that the rate constant increases with increasing temperature. This is to be expected since the reaction is first order with respect to the reagent and the activation energy is positive.

The activation energy of the reaction was determined from the Arrhenius plot. The results are shown in Table III. It is seen from Table III that the activation energy is 10.5 kcal/mole. This is a reasonable value for a reaction of this type.

As an example, several deep wells have been drilled in Imperial County. All encountered non-marine sands and clays from top to bottom, with some lacustrine beds in the uppermost 3,000 feet. The deepest of all wells drilled was 12,313 feet, located near Holtville. Others were drilled near El Centro and Heber, as well as Westmorland.

The strain pattern in Imperial County is well identified , but is not perfectly defined. Primarily, these features are northwest oriented, following the faults and developing along the San Andreas, San Jacinto, etc.. All areas of Imperial County have received minor to major damage within the last thirty-five (35) years as a result of movement along the various faults.

In relation to the City of Holtville, the following faults are identified in **Figure S-1**. One of the most catastrophic earthquakes in Imperial Valley occurred on May 18, 1940, with a magnitude of 7.1. This earthquake exposed the exact line of the Imperial Fault, which indicates the only known section of the San Andreas system, near the Mexican Border.

At that time, the ground ruptured for forty (40) miles, from Volcano Lake in Baja, to Imperial. The loses were seven (7) lives and five (5) million dollars in damage.

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The most conspicuous rupture occurred along Highway 98 about eight (8) miles east of Calexico, where the Highway was broken by a four (4) foot gap, and rows of trees were offset as much as ten (10) feet.

Additionally, the horizontal displacement along the same vicinity, approximated twenty-nine (29) feet vertically. Chronology of earthquake history is included within **Appendix E**, herein.

B. Flooding:

Water from the Colorado River was brought to the Imperial Valley in the early 1900's. Originally the water was introduced through a canal built through Mexico and then brought into the Valley, near Calexico.

In 1905, flooding from the Colorado River caused a break in the canal, which had fed the Valley for almost two (2) years. In 1940 the All-American Canal was completed. This canal now brings water from the Colorado River to Imperial Valley entirely on the American side of the International Border.

Additionally, Hoover Dam and several other dams, including Imperial Dam have been built along the Colorado River to provide an effective and efficient flood management and water

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storage system. Flooding, in Holtville, may result if any of the following conditions occur:

- o Heavy or prolonged rain;
- o Collapse of construction of any dam;

Overall flood risks, however, appear to be minimal.

C. Fire:

The City currently has one of the best volunteer fire departments in the County. The Department is staffed by one full-time Chief and one full-time fire-fighter, with the rest of the department comprised of volunteers. According to the fire Chief, the City's current fire rating by the National rating service is "6" and that rating is expected to drop to level "5", which is an exceptionally good rating for an all volunteer department.

D. Police:

The Holtville Police Department, located near the City Water Plant consists of one Police Chief, two seargants, five officers, four full-time dispatchers and three part-time dispatchers.

E. Emergency Response/Preparedness:

Each City, as well as the County, is responsible for its own respective jurisdictional areas. Furthermore, the Emergency

Services Act designates each County as an operational area to serve as a communication link required in a STATE OF WAR EMERGENCY.

The State of California is divided into six (6) Office of Emergency Service (OES) regions. The regional manager and staff coordinate and support, with Local Emergency Operations at the request of the OES, which is governed through the State Office of Emergency Services and its mutual aid region will coordinate Statewide operations to include mutual aide and other support to the local jurisdictions.

The OES Director, assisted by representatives from State Agencies, constitutes the State's Emergency Management staff. The Federal Emergency Management Agency (FEMA) serves as the main federal government contact during natural and other disasters. They also serve as the main center for nuclear defense emergencies. The following authority is stated for information only:

Federal:

- a. Federal Disaster Relief Act of 1974
- b. Public Law 84-99 (U.S. Army Engineer Corp Flood Fighting)
- c. Civil Defense Act of 1950

State:

- a. California Natural Disaster Assistance Act
- b. Section 128, California Water Code
- c. California Emergency Services Act (Chapter 7, Division 1, Title 2, Government Code)

MODIFIED MERCALLI SCALE OF EARTHQUAKE INTENSITIES

THE MERCALLI INTENSITY SCALE (as modified by Charles F. Richter in 1956 and rearranged). The Mercalli Intensity Scale is a subjective, unequal interval scale invented in 1902 by the Italian seismologist, Mercalli, to measure perceptions of earthquake shock by different people who felt various earthquake movement phenomena at different sites. The Mercalli scale is a 12 interval scale with "1" representing the lowest shock levels and "12" representing the highest shock levels. The following are abridged descriptions of these intensities:

(1) Earthquake shaking not felt. People may observe marginal effects of large distance earthquakes without identifying these effects as earthquake-caused. Among them: trees, structures, liquids, bodies of water sway slowly, or doors swing slowly.

(2) Effect on people: Shaking felt by those at rest, especially if they are indoors, and by those on upper floors.

(3) Effect on people: Felt by most people indoors. Some can estimate duration of shaking. But many may not recognize shaking of building as caused by an earthquake; the shaking is like that caused by the passing of light trucks.

THEORY OF THE EARTH

The theory of the earth is a branch of geology which deals with the origin and development of the earth and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features. The theory of the earth is based on the study of the earth's history and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features. The theory of the earth is based on the study of the earth's history and its various parts. It is a science which seeks to explain the processes which have shaped the earth and its features.

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(4) Other effects: Hanging objects swing. Structural effects: Windows or doors rattle. Wooden walls and frames creak.

(5) Effect on people: Felt by everyone indoors. Many estimate duration of shaking. They still may not recognize it as caused by an earthquake. The shaking is like that caused by the passing of heavy trucks; though sometimes, instead, people may feel the sensation of a jolt, as if a heavy ball had struck the walls. Other effects: hanging objects swing, standing autos rock, crockery clashes, dishes rattle or glasses clink. Structural effects: doors close, open or swing, windows rattle.

(6) Effect on people: Felt by everyone indoors and by most people outdoors. Many now estimate not only the duration of shaking but also its direction and have no doubt as to its cause. Sleepers wakened. Other effects: hanging objects swing, shutters or pictures move, pendulum clocks stop, start or change rate, standing autos rock, crockery clashes, dishes rattle or glasses clink. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Structural effect: Weak plaster and Masonry D* crack, windows break, doors close, open or swing.

(7) Effect on people: Felt by everyone. Many are frightened and run outdoors. People walk unsteadily. Other effects: Small church or schools bells ring. Pictures thrown off walls,

(1) The subject of this paper is the question of the possibility of a general theory of the history of science.

The first part of the paper is devoted to a discussion of the various approaches to the history of science which have been adopted in the past. It is shown that the most successful of these approaches have been those which have taken account of the social and cultural context in which science has developed. The second part of the paper is devoted to a discussion of the various methods which have been used in the history of science. It is shown that the most successful of these methods have been those which have taken account of the social and cultural context in which science has developed. The third part of the paper is devoted to a discussion of the various theories which have been advanced in the history of science. It is shown that the most successful of these theories have been those which have taken account of the social and cultural context in which science has developed.

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The seventh part of the paper is devoted to a discussion of the various implications which have been drawn in the history of science. It is shown that the most successful of these implications have been those which have taken account of the social and cultural context in which science has developed. The eighth part of the paper is devoted to a discussion of the various conclusions which have been reached in the history of science. It is shown that the most successful of these conclusions have been those which have taken account of the social and cultural context in which science has developed.

knickknacks and books off shelves. Dishes or glasses broken. Furniture moved or overturned. Trees, bushes shaken visibly or heard to rustle. Structural effects: Masonry (D*) damaged; some cracks in Masonry (C*). Weak chimneys break at roof line. Plaster, loose bricks, stones, tiles, cornices, unbraced parapets and architectural ornaments fall. Concrete irrigation ditches damaged.

(8) Effect on people: Difficult to stand. Shaking noticed by auto drivers. Other effects: Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Furniture broken. Hanging objects quiver. Structural effects: Masonry (D*) heavily damaged; Masonry (C*) damaged, partially collapses in some cases; some damage to Masonry (B*); none to Masonry (A*). Stucco and some masonry walls fall. Chimneys, factory stacks, monuments, towers, elevated tanks twist or fall. Frame houses moved on foundations if not bolted down: loose panel walls thrown out. Decayed piling broken off.

(9) Effect on people: General flight. People thrown to ground. Other effects: Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes. Steering of autos affected. Branches broken from trees. Structural effects: Masonry D* destroyed; Masonry C* heavily damaged, sometimes with complete collapse; Masonry B* is seriously damaged. General damage to foundations. Frame

structures, if not bolted, shifted off foundations. Frames racked. Reservoirs seriously damaged. Underground pipes broken.

(10) Effect on people: General panic. Other effects: Conspicuous cracks in the ground. In areas of soft ground, sand is ejected through holes and piles up into a small crater, and, in muddy areas, water fountains are formed. Structural effects: Most masonry and frame structures are destroyed along with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes and embankments. Railroads bent slightly.

(11) Effect on people: General panic. Other Effects: Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Structural effects: General destruction of buildings. Underground pipelines completely out of service. Railroads bent greatly.

(12) Effect on people: Panic. Other Effects: Same as for Intensity 10. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air. Structural effects: Damage nearly total, the ultimate catastrophe.

- * Masonry A: Good workmanship and mortar, reinforced designed to resist lateral forces.
- * Masonry B: Good workmanship and mortar, reinforced.
- * Masonry C: Good workmanship and mortar, unreinforced.
- * Masonry D: Poor workmanship and mortar and weak materials, such as frame.

1. The first part of the document is a letter from the President of the United States to the Congress, dated September 17, 1787. It is a very important document, as it is the first official communication from the President to the Congress. It is also a very interesting document, as it shows the President's views on the new Constitution and the role of the President.

SEISMIC SAFETY EMERGENCY PLAN (OPTIONAL)

From the previous physical description of Imperial Valley, and the brief report of the seismic history of the area, it can be assumed that earthquakes will occur again. The cities located within the Imperial Valley will also continue to expand and grow. The issue that must be dealt with is how the hazards of an earthquake can be reduced to provide protection for the health and safety of the residents.

CONTINGENCY PLAN (PREPARATION AND ORGANIZATION)

The most immediately useful thing a community can do for future earthquakes is to plan and prepare to respond to and recover from an earthquake as quickly and effectively as possible, given the existing condition of the area. Plans and preparations should be in accordance with the provisions of the California Emergency Services Act.

Communities should have contingency plans which specifically include earthquakes. Many communities have existing contingency plans and procedures for disastrous fires, floods, or military emergencies. These should be augmented and modified to apply to earthquakes.

Earthquake emergency plans should include provisions for the following:

An organization which:

- a. Has assigned emergency functions to intrajurisdictional agencies to perform field operations;
- b. Has personnel designated and trained to perform specific tasks both within the control center and the damaged areas;
- c. Controls and coordinates field operations from a predesignated, earthquake-resistant control center;
- d. Has communications to all operating field forces and with higher and lower levels of government, to exchange operational information;
- e. Has a staff to prepare and disseminate essential public information through the local news media;
- f. Conducts exercises to perfect and test plan and procedures; and,
- g. Emergency plans such as for the School system, need to be continuously reviewed and tested.

Pre-earthquake Preparations

- a. The most vulnerable structures within the jurisdiction with relationship to their effect on emergency operations should be listed;
- b. Available essential resources should be identified and inventoried;
- c. Procedures for obtaining mutual aid should be established; and
- d. Continuity of emergency communication system, including augmentation of operating agency radio communications with Radio Amateur Communications, Emergency Services or other organized volunteer emergency radio capability should be ensured.

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14. The fourteenth part of the report deals with the results of the survey.

Post-earthquake Operations

- a. Rapid surveillance and assessment of the damaged areas should be provided;
- b. People trapped in damaged structures or isolated danger areas should be searched out and rescued;
- c. Medical facilities should be identified and constructed if necessary;
- d. Necessary fire protection, fire fighting and lifesaving services in devastated or threatened areas should be provided;
- e. Debris from transportation routes into damaged areas should be cleared;
- f. People should be evacuated or directed from danger areas to locations providing relative safety, shelter, and sustenance;
- g. Traffic supervision and control along established evacuation routes and security for evacuated areas should be provided;
- h. Displaced people should be cared for;
- i. The dead should be removed, identified and preserved for future interment;
- j. Provision should be made for reuniting families;
- k. Provision should be made for informing victims' relatives outside the area;
- l. Hardship should be relieved and rapid and orderly reconstruction and redevelopment should be expedited;
- m. Essential public information through the news media should be prepared and disseminated;
- n. A log of operations should be prepared and maintained; and,
- o. A procedure for cooperating with qualified earthquake investigators should be developed.

Consideration of Existing Structural Hazards

Most of the buildings in Holtville were built over 35 years ago, making the City's building stock relatively old. However, Holtville has followed their Uniform Building Code which has contained seismic design standards since 1930, and the majority of structures, including the schools, but excluding the unreinforced masonry structures, are considered to be reasonably adequate.

Any structure built prior to the adoption or enforcement of this code, could be a major source of hazards. Structural deficiencies are walls constructed of unreinforced masonry, and the existence of unstable parapets, cornices, and appendages. Wood-frame, single-story, residential structures have proved historically to be relatively earthquake resistant when not constructed over a fault trace. However, no building is earthquake-proof.

The objective of this section is to provide for the orderly abatement of those structural hazards which might still exist within the community. This should be consistent with the degree of earthquake risk the community is willing to accept, as expressed in the policy statement. There are certain structures over which the community has direct control and others which are under the control of State and Federal Government (public works projects).

Structures Not Under Direct Community Control

These structures fall into a number of categories of relative hazard:

- a. The most useful is age: using the date of May 26, 1983 (effective date of the Riley Act) as a division point;
- b. Identification of unsafe non-structural elements must be based on inspection (either plans or in the field); and,
- c. The pressure or absence of dangerous non-structural elements (such as parapets, cornices, elevator counterweights, etc.) attached to the building in such manner as to create a hazard to occupants or passersby.

One or two-family dwellings or farm buildings need not be considered here. For other buildings the order of priority for remedial action should be based on the type of occupancy and physical condition and location. For example, an old masonry hospital situated on or adjacent to an active fault would have the highest priority; a warehouse separated from passersby by open space might have the lowest priority.

Dangerous Building Ordinance

Each community should have a dangerous buildings ordinance (Code) in addition to its building code ordinance (which covers new construction) to deal with existing structural hazards (including non-structural elements). The most recent code published by the International Conference of Building

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Officials (ICBO) is the "Uniform Code for the Abatement of Dangerous Buildings - 1988".

Because of the potential social and economic impact of meeting the safety standards established by the ordinance, it is important to realize that the standards may not all be immediately enforceable. Therefore, for compliance with its standards, city policy should permit a timetable for compliance.

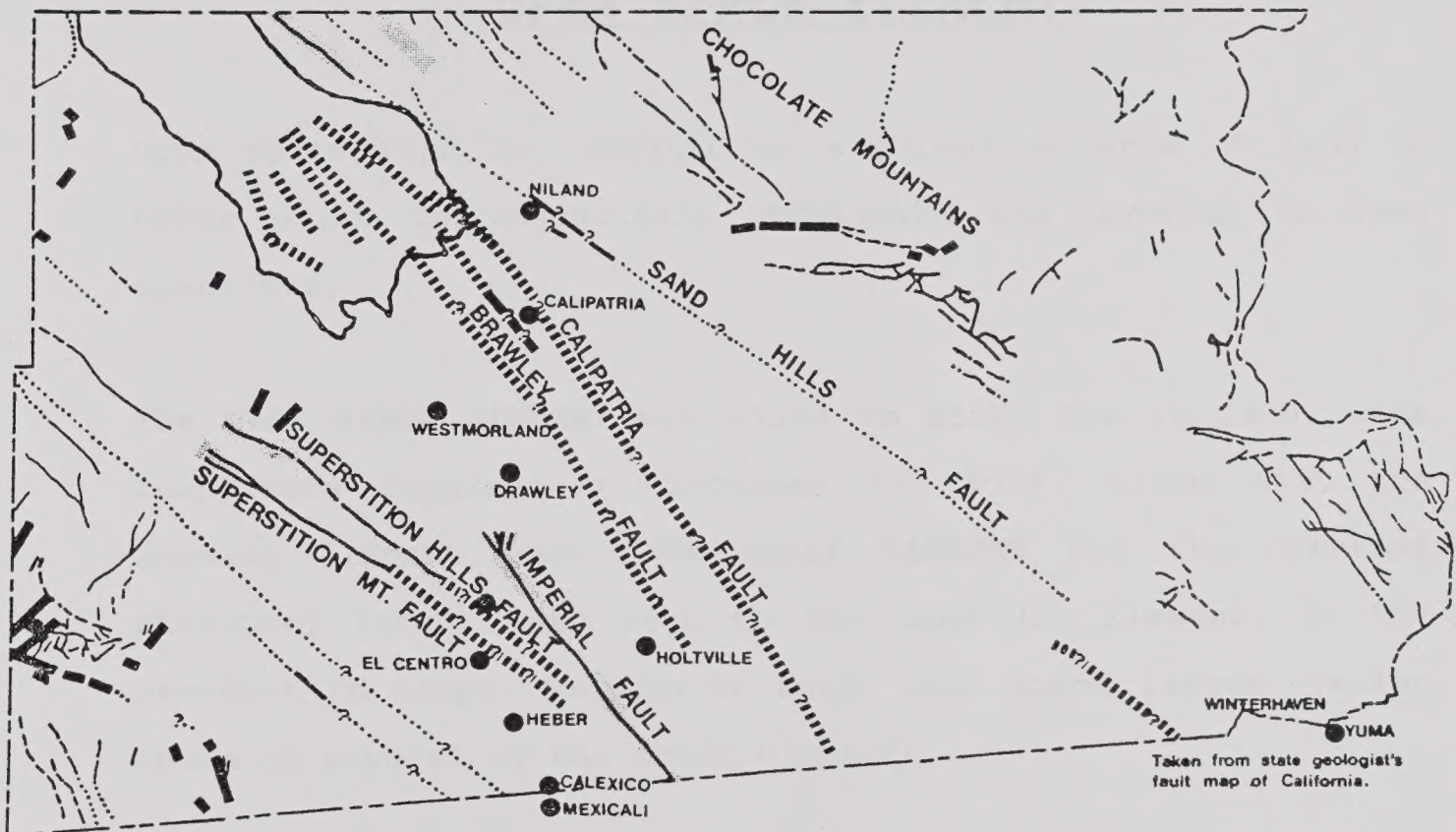
Inform Public

Consideration should be given to informing the public of potential structural seismic hazards by requiring that all older, potentially dangerous structures be posted with signs indicating that their seismic safety is questionable. These structures should be examined to determine whether they meet community standards or must be rehabilitated or demolished.

Redevelopment

It is further suggested that the seismic safety condition of existing structures be a major factor in the selection of urban areas for redevelopment.

FAULT MAP OF IMPERIAL COUNTY



(not to scale)

HOLTVILLE

INTRODUCTION

The primary purpose of the Open Space Element is to provide for the protection, preservation, and enhancement of open space resources and to ensure that the public has access to these resources.

OPEN SPACE ELEMENT

Open space land is defined as a parcel or area of land or water which is essentially unimproved and devoted to open space use.

The OPEN SPACE ELEMENT was added to State Law in 1970, with compliance required by December 31, 1973. Along with the Housing Element, the OPEN SPACE ELEMENT has the clearest statutory intent, and next to the Land Use Element, is the broadest in scope. Because of this, open space issues overlap those of several of the other elements.

The OPEN SPACE ELEMENT is now contained in Government Code, Section 65302(e).

INTRODUCTION:

The primary purpose of the Open Space Element is to plan for the long-term coordinated acquisition, development and maintenance of open space areas and to meet the needs of the City's residents.

Open space land is defined as any of the following:

- (1) Open space with preservation of natural resources.
- (2) Open space use for the mass production of resources.
- (3) Open space for outdoor recreation.
- (4) Open space for public health and safety, etc.

As indicated, the Open Space Element has the clearest statutory intent. Implementing this element, the State of California stated the following intent:

- (1) Assure that cities and counties recognize that open space land is limited and contains valuable resources, which must be conserved whenever possible.
- (2) To assure that every city and county will prepare and carry out Open Space Plans which, along with the State and the Regional Open Space Plan will accomplish the objectives of a comprehensive open space program.

In addition to Government Code, Section 65302(e), and 65563; Government Code, Section 65564 states that "every local Open Space Plan shall contain an action program consisting of

The primary purpose of the research is to determine the effect of the intervention on the outcome variable. The study is a randomized controlled trial, which is the gold standard for evaluating the effectiveness of an intervention. The study is conducted in a hospital setting, which is a common setting for many interventions. The study is conducted in a hospital setting, which is a common setting for many interventions.

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specific programs which legislative bodies intend to pursue in implementing an Open Space Plan".

Furthermore, Government Code, Section 65566, states that "any action by a County or City by which open space land or any interest therein is acquired or disposed of, or its use restricted or regulated, whether or not pursuant to a part, must be consistent with the Open Space Plan".

Government Code, Section 65567, states "no building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local Open Space Plan."

ISSUE:

Due to its rural geographic and topographic location, the City of Holtville, unlike many of its counterparts, has an abundance of open space land around it. This must not be confused, however, with the statutory intent of the Open Space Element, under Government Code, Section 65562, which states "open agriculture land is different from "community" open land, such as parks, recreational areas, preserves, wildlife refugees, etc."

While the City has a number of parks, it also has the potential to recognize the social, economic and esthetic values of natural open space areas such as the Alamo River corridor located southwest of the City.

GOALS:

- (1) Provide economic and esthetic benefits of open space areas to the property owners and residents of the City.
- (2) Coordinate the City's open space system with other open space systems, including the County, and the Region.
- (3) Identify and support that the development of areas, particularly those already having natural geographic and topographic features or additional open space lands served to benefit the health, safety, and recreational opportunities of the Cities' residents.

POLICIES:

The City shall:

- (1) Work with the Imperial Irrigation District (IID) in an effort to acquire a reasonable amount of land along the banks of the Alamo River.
- (2) Support the development of recreational area/open space area along the natural boundaries of the Alamo River.
- (3) Implement as part of the Subdivision Ordinance, a mechanism for the dedication of land for park and recreational purposes.
- (4) Develop mechanisms and assist in the development and maintenance programs necessary for such open space areas.
- (5) Preserve valuable agriculture land within the city and the sphere of influence, for crop production, to provide buffer spaces between urban development and surrounding agriculture regions.

and the 1910 and 1920 censuses are not
available for comparison. The census
taken in 1930 was the first taken since
the census taken in 1910.

1910

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taken since the census taken in 1910.

(6) Develop a recreational based open space plan for a portion of the Alamo River from Highway 115 east to Bonds Corner Road. This plan is to provide for recreational uses such as hiking and riding trails, arenas, etc. No water based uses of the river would be allowed until the Imperial Irrigation District and Regional Water Quality Control Board concur.

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

The primary basis for the production of open space land stated in Government Code, Section 65567 "no building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted, unless the proposed construction, subdivision map or zoning ordinance is consistent with the local Open Space Plan."

Therefore, this portion of the General Plan will be implemented primarily through the following ordinances:

Subdivision Ordinance:

The Subdivision Ordinance must contain provisions for the dedication of land for park or recreational purposes. It is intended that this ordinance require land dedication or the equivalent, calculated on the basis of three (3) acres of open space area for every thousand people. This ratio would insure adequate open spaces for newly developed areas.

Collection of in-lieu fees, can be utilized to setup a fund, which can be utilized for acquisition of park and open space lands.

INTERNATIONAL NEGOTIATIONS

The first part of the book is devoted to a general survey of the international situation. It begins with a chapter on the League of Nations, which was the first international organization for the maintenance of peace. This is followed by a chapter on the League of Nations, which was the first international organization for the maintenance of peace. This is followed by a chapter on the League of Nations, which was the first international organization for the maintenance of peace.

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THE LEAGUE OF NATIONS

The League of Nations was the first international organization for the maintenance of peace. It was founded in 1919, after the end of the First World War. The League was created by the Treaty of Versailles, which was signed by the Allied Powers. The League's main purpose was to prevent future wars by promoting international cooperation and disarmament. It was the first time that nations had agreed to work together to maintain peace.

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Zoning Ordinance:

The Zoning Ordinance must make provisions for planned unit developments and other innovative techniques to encourage residential developments with more usable open space. Such development will typically be provided under current standards.

Open Space Acquisition:

Open space areas, primarily park or recreational areas, can be obtained through dedication and acquisition. Developer Fees, Off-set Fees, or In-lieu of Dedication Fees all can serve and fund such acquisitions. The City must develop an equitable system where all developers (large and small) contribute a proportionate amount to the development and maintenance of open spaces.

Designation of Open Space:

The City should require special landscape setbacks and seek acquisition of lands, along with the corridor of the Alamo Canal, the primary open space recreational area.

ALTERNATIVE PROGRAMS/PLANS:

In addition to the Ordinances available to the City, as well as the goals and policies specified herein, the City has other alternative avenues to assist in managing compliance with the Open Space Element. Among these are the following principles and/or programs:

(1) The Environmental Review Process (CEQA) should be used to evaluate natural resources and plant and animal habitats which may be impacted by proposed developments. Areas with a unique or high quality habitat should be preserved through an open space designation, or park land dedication.

(2) Preserve quality agricultural land within the City and within the Sphere of Influence for crop production, and provide buffer space(s) between urban development and surrounding agricultural regions.

(3) Designate all land(s) within the Sphere of Influence which have not been designated for urban uses as agricultural resource conservation areas.

(4) The Irrigation and Drainage Canal System, operated by the Imperial Irrigation District (IID), is particularly dangerous especially in residential areas where unsupervised children have easy access. Control must be developed to restrict access either by fencing or undergrounding these canals. The City should require all new developments to mitigate access to these facilities by requiring that canals be undergrounded, where feasible and fenced where undergrounding cannot be done. The City will establish a review process that includes participation with the IID to address these concerns for all development(s).

(5) Agricultural activity such as pesticide and crop dusting create other hazardous conditions. This method of spraying activity should be restricted within the City's Sphere of Influence to reduce adverse effects on the human population.

(6) Provide maintained buffer zones that will allow for mixed but compatible land uses, and reduce the impact of noise and esthetics, incompatibilities.

RELATIONSHIP OF OPEN SPACE ELEMENT TO THE GENERAL PLAN:

The objective of conserving open space land within the City of Holtville is to improve that portion of the City now in existence, to direct future urban growth and expansion of the City, and to preserve natural habitats and ecosystems. It is also intended to provide and control access to, and conservation of, important resource areas, protect community health and safety, and preserve areas of unique, natural quality or community significance.

This Element, therefore, is intended to provide direction about the supply, quality, and maintenance of open space lands within the City. By law, the Open Space Element is closely related to the Conservation and Land Use Elements. The primary distinction between the Open Space Element and the others is that Open Space designated land is land which is not developed or to be developed with residential or other urban uses, but may someday, in the future, be converted to such an urban use.

The Conservation Element, on the other hand, plans for lands which are intended to remain undeveloped and unusable for intense uses, and will continue to remain as public land.

EXISTING CONDITIONS AND TRENDS:

The primary recreational open space for the City of Holtville is currently provided by city owned, operated and managed parks. These parks presently represent about 3.6 acres per thousand people, which is within the acceptable standards. These parks and open space areas are shown on **Figure LU-3** and are identified as follows:

(1) Holt Park - This park is at the center of the City; consisting of one full City block, and is also the location of the City Hall and the Fire Department. It is a well maintained, spacious, and centrally located park utilized for a variety of functions. This park is approximately 4.13 acres.

(2) Recreation Park - This park comprising approximately 70% of a City block, is located between 6th and 7th Streets, east of Holt Avenue. Adjacent to this open space park is a City Pool and the City Library. The primary function of this park is to allow for sporting activities such as baseball, football, etc. This particular location is also being utilized intensely during the Carrot Festival, and the overall park consists of about 4.13 acres.

(3) Mack Park - This park is located North of 7th Street and east of the Middle School. This park serves both as a recreational family park as well as a sports arena park; primarily for baseball functions. The park is approximately 5.7 acres.

(4) Dorris Butler & Van Der Linden Park - This park is located south of what would be known as 3rd Street along the extension of Fern Avenue. The park area consists of an open space playing field, again utilized for various sporting activities and then slopes down into Alamo River, where there is a Horse Riding Arena and where other functions can be held. This park consists of approximately 9 acres.

(5) Earl Walker Park - This is a park located immediately adjacent to Evan Hewes Highway, between the Highway and the Alamo River, when entering the City from the west. It is a small, open space park primarily utilized for overnight camping, and as a way-stop for highway travelers. This park

CLINICAL OBSERVATIONS AND TREATMENT

The patient presented with a long history of chronic pain, which was initially attributed to a mechanical cause. However, the pain was not relieved by physical therapy and analgesics. The patient also reported significant weight loss and fatigue. The clinical examination revealed no obvious physical abnormalities. The patient's condition was consistent with a chronic pain syndrome. The treatment plan included a combination of physical therapy, cognitive-behavioral therapy, and pharmacological management.

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consists of approximately 3 acres and, although currently owned by the County, is generally perceived as a City Park Acquisition by the City.

School Open Space Areas:

Although not part of the City's maintained park recreational system, school facilities do provide a means of open space. There are currently three (3) primary locations within the City of Holtville. They are: Holtville High School, Finley Elementary School, and Holtville Middle School.

All of these campus facilities provide a certain amount of open space areas in terms of football, baseball fields, general landscape, and recreational areas. While generally utilized by the schools, many of the facilities therein can likewise be used by the public. Their open space and play areas can also serve as a combined use for public open space area.

Natural Resources:

Lands defined as "Natural Resource Open Space" include areas for the preservation of plant and animal life, particularly habitat areas for fish and wildlife species. Since the majority of natural flora has been replaced through cultivation in the Holtville area, the remaining "natural areas" sit predominantly along irrigation and drainage canals.

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One such primary material is the Alamo River, located along the Southern perimeter of the City.

The canal system provides habitat for a family of adapted plant species as well as a number of fish and avian life forms. The canal system, therefore, creates an aquatic habitat within a natural environmental region, and thus provides an opportunity for people to fish as well as observe wild species in a unique natural/manmade environmental area.

Resource Conservation:

Lands defined as "Resource Conservation Open Space" include areas where the managed production of resources which would include agricultural land, areas of importance to production of food and fiber, areas containing mineral resources, etc.

These lands predominantly represent lands not designated for urban development. Since the City of Holtville is surrounded entirely by agriculture lands, which are considered to be open space for production of food and fiber, and this land is considered Resource Conservation Open Space land, the City of Holtville can, therefore, unfortunately only grow into these managed production resource areas.

Recreation:

Lands defined as "Recreation Open Space" include areas of outstanding scenic, historic, or cultural value; areas for parks and recreational activities; utility easements; river corridors; canal banks; etc.

As earlier indicated, the primary recreational areas are City-owned and managed parks and the school systems open space areas. The City has, however, a unique opportunity to further utilize and develop a natural geographic/topographic region defined by the Alamo River along the southern and western perimeter.

This particular corridor could provide unique opportunities for the combination of open space uses; including preservation, recreation, as well as certain developments.

Green Belt:

Lands defined as "Green Belt Open Space" in the General Plan are intended to provide buffer zones between potential and incompatible land uses such as between industry and homes. Currently, the City has no designated "Green Belt" corridors. It is possible however, that with the expansion of the City, particularly in a westerly direction, such Green Belt Open Space areas may be provided along Evan Hewes Highway, and may

These studies are presented in "The State of the World's Fisheries and Aquaculture" (FAO, 1994). The report shows that the world's fisheries are in a state of decline, with many stocks overfished and the marine environment degraded. The report also shows that aquaculture is growing rapidly, but it is often done in a way that is harmful to the environment.

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provide natural landscaping buffers between an intense circulation system and incompatible land uses such as industrial versus residential.

These Green Belts are not intended to be major park systems, but rather serve as a buffer or a landscape mitigation, between incompatible land uses or uses to create substantial visual or noise concern.

[illegible]

FIGURE O - 1



CONSERVATION ELEMENT

The **CONSERVATION ELEMENT** is a protection oriented element. It is intended for the conservation, development, and utilization of natural resources; including water, hydraulic forces, forests, soils, rivers, and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

The **CONSERVATION ELEMENT** was added to State Law on December 31, 1973. The **CONSERVATION ELEMENT** overlaps provisions found in Open Space, Land Use, Safety and Circulation. It differs extensively, in that it is exclusively oriented towards natural resources.

The **CONSERVATION ELEMENT** is now contained in Government Code, Section 65302(d).

INTRODUCTION:

As indicated, the Conservation Element is primarily a protection oriented element. The primary purpose is the conservation, protection, and proper management of the existing natural resources including but not limited to: water, soil, wildlife, flora, and minerals.

This Element is perhaps even more important today than it was when first implemented in 1973. The insatiable use by today's society continues to dwindle natural resources and, in the absence of proper management, it can and will create shortages or complete losses of these resources in the future.

It is extremely important to understand the interrelationship of these resources affected by the activities of man. As an example, consider the following:

(1) Future population growth may lead to the development of current farm land, which in turn affects water use patterns, and ultimately will affect food and fiber supply patterns.

(2) Un-use activities within the Colorado River Basin are adversely affected by the salinity of the water supplied. The salinity in turn effects the irrigation practices within the Valley and increases the salinity in the Salton Sea, and in turn potentially significant ramifications on the farming practices of the future.

(3) Geothermal production can cause an adverse impact to the agricultural as well as urban land, through subsidence or increased seismicity.

1. The purpose of this document is to provide information to the Department of Defense regarding the status of the program. The program is currently in the planning stage and is expected to be completed by the end of the year. The program will be a major step in the development of the Department's capabilities in the area of defense.

2. The program is being developed in accordance with the Department's policy on defense. The program will be a major step in the development of the Department's capabilities in the area of defense. The program will be a major step in the development of the Department's capabilities in the area of defense.

3. The program is being developed in accordance with the Department's policy on defense. The program will be a major step in the development of the Department's capabilities in the area of defense. The program will be a major step in the development of the Department's capabilities in the area of defense.

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Given these types of scenarios, it is imperative that comprehensive studies of potential effects of proposed developments be carefully evaluated.

ISSUE:

Understanding and recognizing that land itself is a finite resource and that the natural resources available within the immediate land surrounding the City of Holtville are limited, and are a fundamental requirement for viable City future. While growth is both necessary and inevitable, it is imperative that we understand the resources necessary to accommodate this growth, and implement the proper management and protection of finite resources in order to have a well balanced environment.

GOAL:

- (1) Provide for the wise and conserving use as well as the protection of natural and cultural resources that are of particular value to this community, both now and in the future.
- (2) Maintain a viable agricultural based economy for the community and protect the food, fiber and production value of the region.
- (3) Maintain, protect, and improve water quality and quantity supplied by the Colorado River to this region.
- (4) Protect and improve the air quality of the Southeast desert air basin.

POLICIES:

The City shall:

(1) Promote infill and higher density development within the City to minimize the necessary expansion into surrounding farm land.

(2) Direct urbanization towards vacant lands that are either away from prime agricultural lands or into agricultural designated lands that are of marginal quality.

(3) Support the development and production of geothermal resources.

(4) Support and protect priority water supply rights for agricultural and municipal uses within Imperial Valley.

(5) Support the Imperial Irrigation District (IID) and other agencies in the conservation of and improvement in the quality of water quality and quantity from the Colorado River.

(6) Ensure that the quality of waste water going from Holtville's Treatment Facility meets all treatment standards.

(7) Maintain and protect places of unique historic value.

(8) Protect and preserve Holt Park, Recreation Park, Mack Park, Earl Walker Park and Van Der Linden Park as public open space dedicated primarily for recreational uses.

(9) Enhance, preserve and protect the Alamo River corridor as a primary open space recreational preservation land use area.

(10) Encourage implementation and utilization of renewal energy resources including geothermal, solar, and/or wind.

(11) Provide incentives for subdivisions which incorporate energy conserving designs.

(12) Promote rectifying of older building and meet minimum energy conservation requirements.

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(13) Provide public information on ways of conservation.

(14) Promote and enhance the downtown area as the City's center of active and community life.

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1215 EAST 58TH STREET, CHICAGO, ILL. 60637
TEL: 773-707-3000 FAX: 773-707-3001

IMPLEMENTATION PROCEDURES/ALTERNATIVES:

The City has a number of programs, procedures and methods through which it can implement the requirements of the Conservation Element. Clearly, these are identified as local, state and federal:

LOCAL PROGRAMS:

Subdivision/Zoning Ordinances:

Within these ordinances, the City must address Planned Use Development Regulations, as well as standards, and procedures to reflect energy efficient project design and implementation.

The City must also consider landscaping regulations which would enable both passive heating and cooling and, perhaps more importantly provide for a mechanism to assist in the conservation of water.

The City may also, through these Ordinances, provide more flexibility in regulations for downtown development and redevelopment in order to preserve the historic retail role of the downtown center.

THE HISTORY OF THE UNITED STATES

The first part of the history of the United States is the history of the colonies. The colonies were founded by people who came from other countries, and they brought with them their own customs and laws. The colonies grew and became more and more independent of the mother countries. In 1776, the colonies declared their independence from Great Britain, and the United States was born.

THE REVOLUTION

The revolution was a time of great struggle and sacrifice. The colonists fought for their freedom and independence from Great Britain. They won the war, and the United States became a free and independent nation. The revolution was a turning point in the history of the United States, and it led to the creation of a new government.

The new government was created by the people of the United States. They wrote a constitution that gave them the right to elect their own representatives to the government. The constitution also gave the government the power to make laws and to enforce them. The new government was a great success, and it has lasted for over 150 years.

The history of the United States is a story of growth and progress. The United States has become a great nation, and it has made many contributions to the world. The history of the United States is a story of hope and dreams, and it is a story that we can all be proud of.

Building Code:

The City already implements the Uniform Building Code which contains standards and procedures for energy efficient construction. Strict application of these standards should be not only mandatory but a policy of the City.

Environmental Review Process:

The City should more consistently incorporate considerations into development projects during the Initial Environmental Assessment process. The California Environmental Quality Act (CEQA) allows and, in fact, requires consideration to the preservation and management of natural and cultural resources, this must be an integral part of the review process.

Air Pollution Control:

Imperial County Air Pollution Control District (APCD) monitors air quality within the southeast desert air basin. The District issues annual reports on attainments on State and Federal Standards, and also provides guidance to compliance with implementation programs.

On projects that have a potential effect on air quality, it is imperative that the City work closely with the APCD's office and mitigate or off-set environmental concerns.

The City Council, following the public hearing, has adopted the following resolution and the Council has agreed to refer the matter to the Council for its consideration and to report back to the Council at its next meeting.

Resolution of the Council

The City Council has agreed to refer the matter to the Council for its consideration and to report back to the Council at its next meeting. The Council has also agreed to refer the matter to the Council for its consideration and to report back to the Council at its next meeting.

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Local Resource Recycling:

Recycling of various waste products is not only necessary but a mandatory conservation program. In fact, recent state legislation through the Integrated Waste Management Program establishes specific standards on recycling. The recovery of aluminum, steel, glass and newspaper is a substantial step toward the intent of the conservation of natural resources. The savings of energy by recycling these resources instead of fabricating new materials from raw materials is dramatic. Ninety-five percent (95%) less energy is required to produce cans from recycled aluminum than from aluminum ore. Likewise, recycled glass can save thirty percent (30%) of the energy used to manufacture bottles. Similar savings are also possible in steel and paper recycling. The City should therefore strongly support and implement recycling efforts for all facets of the community.

One simple step would be for the City to require a dual or triple waste separation/collection program already implemented in other regions. A program already working in another area could easily be adapted to the City. Without education and without some enforcement by the City, recycling on a strictly volunteer basis generally meets with little success.

STATE PROGRAMS:

California Environmental Quality Act (CEQA):

The California Environmental Quality Act (CEQA) requires that an Initial Study must be prepared on all proposed projects which are discretionary. If it is determined that there is a possibility of a significant adverse impact, a more extensive Environmental Impact Report (EIR) must be prepared which would then analyze the existing environment, the potential impacts, and also provide potential mitigation measures.

The CEQA process leads to early identification of natural and cultural resources and to the identification of measures that may protect, conserve or manage the resource.

State Water Resource Control Board:

The State Water Resource Control Board is responsible for state policies on water quality. These policies are administered by the Regional Water Quality Control Board - Palm Desert, Region 9, and ultimately it provides water quality control regulations for all local jurisdictions.

IN SENATE, JANUARY 12, 1911.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, IN ANSWER TO A RESOLUTION PASSED BY THE SENATE, MARCH 1, 1909, CONCERNING THE LANDS BELONGING TO THE STATE, AND THE PROCEEDINGS THEREON, FROM 1892 TO 1909. PREPARED BY THE COMMISSIONER OF THE LAND OFFICE, AND PRINTED BY THE STATE PRINTING OFFICE, ALBANY, 1910.

ALBANY: JAMES BRADY, STATE PRINTER, 1910.

THE STATE OF NEW YORK.

THE COMMISSIONER OF THE LAND OFFICE, IN ANSWER TO A RESOLUTION PASSED BY THE SENATE, MARCH 1, 1909, CONCERNING THE LANDS BELONGING TO THE STATE, AND THE PROCEEDINGS THEREON, FROM 1892 TO 1909. PREPARED BY THE COMMISSIONER OF THE LAND OFFICE, AND PRINTED BY THE STATE PRINTING OFFICE, ALBANY, 1910.

Department of Fish & Game:

The California Department of Fish and Game is responsible for reviewing all actions proposed within the City, which would require modification of any stream bed. This agency also publishes a list of officially designated endangered and rare plants and animals for the State of California.

FEDERAL PROGRAMS:

There are a number of implementation measures that can be utilized within the City to respond to the needs of the Conservation Element. The natural resources within the City are protected by federal, state and local programs.

Natural Environmental Policy Act (NEPA):

Natural Environmental Policy Act (NEPA) requires that any proposed project within the City receiving federal funds, prepare an Environmental Assessment or Environmental Analysis to determine whether the project could significantly impact the environment.

The NEPA process is essentially similar to the CEQA process. For most projects the federal government will accept the CEQA process as an equivalent thereto. However, prior to commencing such a process it is advisable that clearance from the

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respective state or federal agencies be obtained to determine which policy act is most appropriate.

U.S. Fish and Wildlife Service:

The United States Fish and Wildlife Service maintains a list of federally endangered plant and animal species. This list can be utilized by the City to identify significant plant and animal species that warrant conservation and/or protection.

Water Pollution Control Act of 1972:

The Water Pollution Control Act of 1972 gave the United States Environmental Protection Agency (EPA) the authority to set and enforce effluent limitations and performance standards for industries and publicly owned waste treatment plants.

Federal Clean Air Act:

This is a comprehensive program utilized to address air pollution nationwide. This law combined the goal oriented approach with a technological base strategy for the protection and enhancement of air quality throughout the United States. This law is a requirement for all areas of the United States.

EXISTING CONDITIONS AND TRENDS:

The City of Holtville and the surrounding region contain a number of agricultural and soil resources, geothermal, water, air, energy, community and natural general resources. For clarity, these are addressed in the following order:

- (1) Agricultural and Soils
- (2) Water Conservation
- (3) Air Quality
- (4) Geothermal Resources
- (5) Community/Historic Resources
- (6) Energy Conservation Resources
- (7) Solar Energy
- (8) Recycling

Agricultural and Soils:

Imperial Valley is and has been the center of one of the world's most agriculturally productive regions. It is definitely one of the most agriculturally productive Counties in the United States. The economic base of the valley developed through agriculture industry and has therefore been, and continues to be, tied primarily to that productivity.

It is of primary importance that the viability of the agricultural resource be protected. Even as industrial and other developments become increasingly important to the local economy, the conservation and protection of farm lands is of

EXPERIMENTAL INVESTIGATION OF THE

The first of the two main parts of the investigation is a study of the effect of the rate of flow of the gas on the rate of reaction. The second part is a study of the effect of the concentration of the gas on the rate of reaction. The results of the experiments are given in the following tables.

TABLE I	Rate of reaction vs. rate of flow of gas
Rate of flow of gas (litres per hour)	Rate of reaction (litres per hour)
1.0	0.1
2.0	0.2
3.0	0.3
4.0	0.4
5.0	0.5
6.0	0.6
7.0	0.7
8.0	0.8
9.0	0.9
10.0	1.0

RESULTS OF THE EXPERIMENT

The results of the experiments are given in the following tables. The first table shows the rate of reaction as a function of the rate of flow of the gas. The second table shows the rate of reaction as a function of the concentration of the gas. The results of the experiments are given in the following tables.

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vital interest to the general welfare of the public, and the future generations.

The major thrust of the City's conservation efforts, therefore, will continue to be to protect the prime soil areas, and those lands which have the greatest agricultural potential. The City will channel growth in the direction of less productive farm lands towards the more efficient utilizations of land that is already urbanized, or because of soil or other geographic/topographic conditions, not particularly suited for continued agricultural utilization.

Much of the farm land surrounding the City of Holtville is considered to be good to prime farm lands. Lands located in the eastern and southern fringes of Imperial County are, in fact, among the highest quality of farm land in or around the County.

In the City of Holtville, most of the commercial and industrial activity thus far has been related to agriculture and agricultural services; such as processing, packing, equipment sales and service, etc.

These activities should continue to dominate the economic base of the City. Therefore, to enhance and maintain the agricultural economic base, agricultural land use practices

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and land uses within the surrounding areas of the City should be protected and continued.

Agricultural land surrounding the City is undoubtedly subject to development pressures and conflicts in land uses. As urban development approaches, land value increases resulting in higher tax assessments. Adjacent urbanization affects the quality of farm lands requiring greater costs to maintain prime production.

Water Conservation:

Holtville's water supply, like that of other cities in the County, comes from the Colorado River via the All-American Canal and other facilities owned and operated by the Imperial Irrigation District (IID).

For more than eighty (80) years, water rights, water laws, and policies have evolved from a series of compacts, acts of Congress, agreements among Colorado River water users in Colorado River Basin States, treaties, court opinions and decrees, along with contracts for water delivery and other documentation related to waters from the Colorado River.

As a result, the IID has two (2) principal "types" of water rights:

(1) "Present Perfected Rights" to 2.6 million acre feet per year (or the quantity to most beneficial use needs for 424,145 acres, whichever is less).

(2) "Seven Party Agreement Rights" to 3.85 million acre feet per year, less use by higher priority users (approximately 510,000 acre feet per year).

In the opinion of PARSONS (water transfer EIR), item #2 above will be applicable over ninety-nine percent (99%) of the time, because of large amounts of storage in the Colorado River.

In 1990, the Imperial Irrigation District (IID) received 2,942,429 acre feet of water, which was distributed among nine (9) different cities and the overall County to meet the diverse needs of the Imperial Valley. Of that total volume the City of Holtville received 1,917.0 acre feet of water. Obviously the majority of water received (80%+) is used for irrigating of the vast farm land acreage, the remaining 20% +/- was utilized for domestic, industrial and urban uses.

While the Colorado River water is reasonably good in quality, the salinity is of major importance and concern, however. Its salt concentration is due to natural, diffuse and point sources, as well as concentrating effects of evaporation, return flow and diversions.

At the Imperial Dam salinity has varied from an annual average of 656 ppm TDS in 1950 to 896 ppm TDS in 1970. As a rule

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salinity concentrations decrease with the increased flows, and increase with decreased flows.

The quality of water that is available to the IID and consequently to the Imperial Valley, is of great concern. Because of its high salinity, the Colorado River water requires special management in order to maintain crop yields and protect low salt tolerant plants.

The water delivered to the City of Holtville enters the City system to a series of storage/settlement ponds. It is then treated by the Municipal Water Treatment Plant which has a current treatment capacity of 3 million gallons per day and a storage capacity of 1.5 million gallons. The City's waste water treatment plant has a capacity of 1,2 million gallons per day, and it is currently processing at .5 million gallons per day.

While it appears that the City of Holtville will have a continuing reliable supply of water which is delivered through the IID system, water issues both of quality and quantity are top priority concern not only to this County, but most of the State of California. To that end, the Imperial Irrigation District has and continues to negotiate for water conservation/transfer programs. The primary purpose of these programs is to provide for more effective and efficient means of water conveyance and conservation systems within the

County. Obviously, the IID, the Cities, and the County as a whole need to conscientiously address these water issues.

The City should, therefore, be an active and supportive participant in any program that affects water. The City must also recognize that with growth, additional water demands must be considered. While projected demands for residential use are easy to calculate, industrial demands vary greatly thus making projections difficult.

Air Quality:

Holtville is located within the southeast desert air basin (SEDAB) as it is defined by the California Air Resources Board. While the overall air quality basin is generally acceptable the major pollution problem appears to be within the particulate matter.

The 1985 Annual Statistic indicates that the maximum daily concentration of Total Suspended Particulate (T.S.P.) exceed California standards (100 ug/mqut) on the average of 2.9 days per month, and the federal standards (260 ug/mqut) on the average of .25 days per month.

Particulate matter is generated by wind blowing dry soils, particularly during the late fall and during the dust storms of winter and early spring. Agricultural burning as well as

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cultivation practices contribute additionally to these airborne dust particulates. Another major contributor to the air pollution problem is the City of Mexicali, located ten to fifteen miles south of the City of Holtville.

Historically, the ozone levels are exceeded only two to three times a year. However, according to the Air Pollution Control Officer (APCO), air quality has improved considerably and neither state nor federal standards have been exceeded since 1985.

Future industrial activities and production may add to the generation of significant amounts to air pollutants. Noncondensable gases, which could be emitted from cooling towers would be primarily carbon dioxide, but could include hydrogen sulfate, sulfur dioxide, nitrogen, ammonia, methane and hydrogen.

Air pollution can also occur during mending of reactivated geothermal wells and the testing of newly drilled geothermal wells. The Air Pollution Control District (APCD) has a number of regulations and measures which can be implemented and utilized to effectively control air pollution. Among these is a program known as "Offsets". An air pollution generator, which cannot meet certain air emission standards, can "Offset" this pollution increase by decreasing another generator or another area's emissions. As an example: a generator who

creates PM-10 emissions can off-set these emissions by agreeing to pave County roads thereby reducing the dust emissions created by that road, on an equivalent basis.

Because of the size of the City, the City has little control or effect on air pollution, except in permitting of new industries. The City, therefore, needs to be cognizant of the procedural protocols that should be followed during permitting, the relationship of the APCD, and the permitting process.

Geothermal Resources:

The potential for geothermal production in the Imperial Valley is well documented in the Imperial County "Geothermal and Transmission Element" of its General Plan. Estimates vary widely as to where, when, how much, and what type of production will take place.

The County has recently updated its "Geothermal and Transmission Element" to reflect the current status. Most studies, however, indicate that the effects upon the local area and the economy will be significant even if only moderate development occurs.

The East Mesa KGRA, (Known Geothermal Resource Area) is located about six (6) miles east of the City. This area has

the most direct effect on development within Holtville. The Geothermal Industry does have a precipitous effect on the local economy. A significant amount of labor is required during the construction of such facilities, but the operation and on-going maintenance of the facilities once constructed requires approximately one (1) employee for every two (2) megawatts. Therefore, for a fifty (50) megawatt plant only twenty-five (25) employees are typically required. In order for this type of industry to have a significant labor-related effect, at least five hundred (500) or more megawatts would have to be developed in the East Mesa KGRA.

Geothermal energy does, however, utilize a renewable energy resource which, if properly managed, can provide positive contributions for the community through electrical generation and continued employment. It also may provide a resource for other heat requiring industry.

For comprehensive information regarding Geothermal development and statistics, the reader is directed to the "Geothermal and Transmission Element" of the County of Imperial's General Plan. Copies of this document are available from the Imperial County Planning/Building Department.

Community/Historic Resources:

the most common reason for the failure of a business is the lack of capital. It is not enough to have a good idea and a good team; you also need the money to get started. This is why many entrepreneurs struggle to raise funds. They often have a great idea, but they lack the connections and the experience to get the money they need. This is why it is so important to have a solid business plan and to be able to pitch it effectively. You need to show investors that you have a clear understanding of the market and that you have a realistic plan for how you will grow the business. You also need to show them that you have a strong team in place and that you are committed to the success of the business. Only then will they be willing to invest in you.

Another common reason for the failure of a business is the lack of a clear vision. Many entrepreneurs start a business without a clear idea of what they want to achieve. They are often driven by a passion for their product or service, but they lack the vision to see the business through to the end. This is why it is so important to have a clear vision of what you want to achieve and to be able to communicate that vision to your team and to your investors. You need to have a clear idea of what you want to do, how you want to do it, and when you want to do it. Only then will you be able to attract the resources you need to make your vision a reality.

A third common reason for the failure of a business is the lack of a strong team. Many entrepreneurs start a business on their own, but they often find that they are not able to do everything themselves. They need a team of people who can help them with the different aspects of the business. This is why it is so important to have a strong team in place from the beginning. You need people who can help you with the marketing, the sales, the operations, and the finance. You need people who can help you with the legal and the regulatory aspects of the business. Only then will you be able to run the business effectively and to achieve your goals.

Finally, another common reason for the failure of a business is the lack of a solid financial plan. Many entrepreneurs start a business without a clear idea of how much money they need and how they will get it. They often underestimate the costs of the business and overestimate the revenue. This is why it is so important to have a solid financial plan in place from the beginning. You need to know how much money you need to start the business and how much money you need to run it. You need to know how you will get the money and how you will use it. Only then will you be able to run the business successfully and to avoid the common pitfalls of failure.

Holtville has its origins in the agricultural development of Imperial Valley. The history of its founding is traced in the Appendix A of this Element. Agriculture and agricultural services have dominated the commercial as well as industrial activities within and around the City.

A principal goal of this Element is to continue and retain the character of the City, its traditional economy and unique places of local significance. To that end the City will continue to retain viable agricultural activities and supporting services. It will preserve and protect Holt Park, Mack Park, and other City owned, operated and maintained community open space areas.

Energy Conservation:

Holtville is located within a hot, arid climatic region. Summer months experience intense heat and high humidity through at least July, August and September. The maximum recorded temperature is 119°F and the average high temperature from April through October is 98°F with an average low of 66°F. Winters on the other hand are cool and dry with the lowest minimum temperature recorded at 16°F. Both heating and cooling are essential necessities for a comfortable living environment.

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The annual average rainfall for the Valley is generally less than three (3) inches per year. The annual evaporation rate is over six (6) feet per year.

Energy conservation is, therefore, an important consideration for development and expansion of the City. It is to be expected that cost and availability of energy will change significantly nationwide and throughout the world within the next decade.

Environmental as well as economic conditions and constraints make conservation of energy an important focus. There are many factors which contribute to the energy conservation program:

- (1) The promotion of natural energy independence
- (2) Rising cost of fossil fuels, such as oil and natural gas
- (3) Public pressure to avoid nuclear generation plants
- (4) Decreasing availability of non-renewable fuel resources
- (5) Decreased costs of renewable fuel resources, such as
solar, wind and geothermal

Energy conservation measures can, therefore, be incorporated into the physical layout and design of all new developments. Retrofitting of existing developments, and more efficient operation of projects and activities, are becoming more and more essential. Application of passive solar design concepts to new developments, and the remodeling of old buildings would

The Board of Directors of the Company is hereby authorized to execute and deliver any and all instruments necessary to carry out the purposes of the foregoing resolution.

IN WITNESS WHEREOF, the Board of Directors of the Company has caused this resolution to be signed by its authorized officers and the seal of the Company to be hereunto affixed, this 1st day of January, 1998.

Very truly yours,
[Signature]
[Title]

1. The Board of Directors of the Company is hereby authorized to execute and deliver any and all instruments necessary to carry out the purposes of the foregoing resolution.
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IN WITNESS WHEREOF, the Board of Directors of the Company has caused this resolution to be signed by its authorized officers and the seal of the Company to be hereunto affixed, this 1st day of January, 1998.

greatly reduce the energy demands of summer cooling and winter heating.

Through the administrative processes guided by the plan implemented through the Zoning Ordinance, the Subdivision Ordinance, the Building Code and other regulatory measures, the City can have significant control in the final outcome of energy conservation.

Building Design:

The energy required for heating and/or cooling depends upon the quantity of heat lost or gained within the structure. This varies significantly with climate and building design, as well as habits of the occupants. Heating and cooling requirements are, therefore, affected by:

- (a) Prevailing wind conditions
- (b) Amount of air infiltration
- (c) Resistance to thermal loss or gain
- (d) Air temperature maintained outside
- (e) Air temperature maintained inside

A properly designed structure minimizes heat gain in the summer and takes advantage of the sun's radiant heat to warm the building in the winter.

With the advent of mandatory energy conservation requirements by the State of California and the changes in technological systems, energy conservation design is a simple, cost effective program that has the potential for substantial long term gain. In planning and designing new developments and structures, all factors need to be considered. These are: shape, orientation, windows and sun controls, landscaping, color, solar orientation, street design, solar access, and land use planning.

with the view of making the most efficient use of the
of the State of Illinois and the various cities and
system, energy conservation program, to a certain extent
attitude towards the use of energy and the various
and also in the use of energy in the various
industries, all these things are in the hands of the
state, national, federal and local governments, and
also, state, national, federal and local governments, and
also the people.

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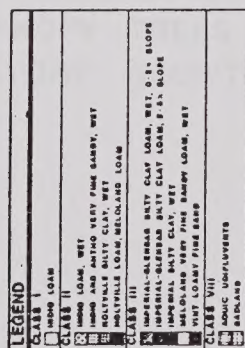
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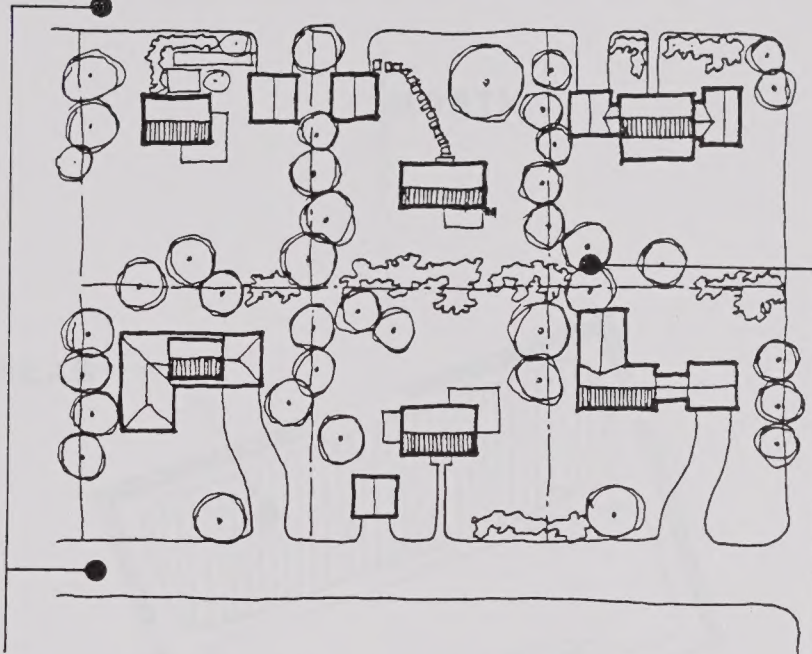
HOLTVILLE

FIGURE CO - 1



SOLAR SITE PLANNING CONCEPTS

SITE PLAN FOR HOT-ARID REGION ILLUSTRATING PRINCIPLES OF ORIENTATION AND PLACEMENT OF BUILDINGS, STREETS AND PLANTING.



LOCAL STREETS RUN EAST-WEST.

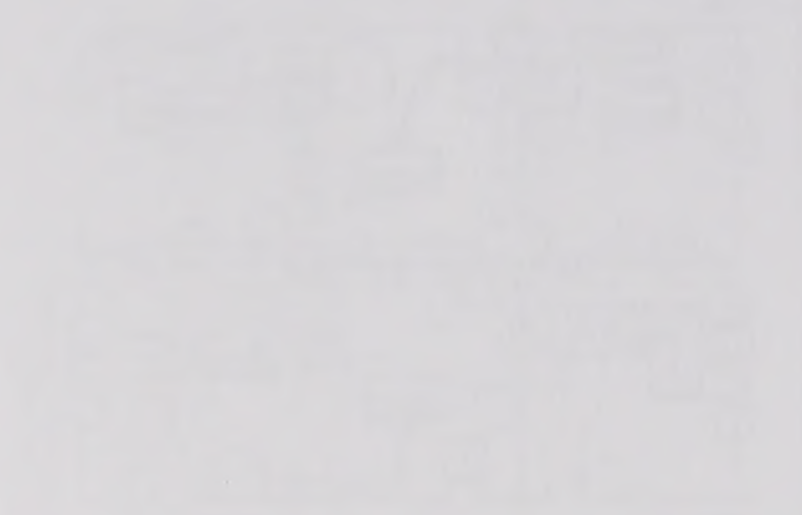
TREES ON THE PROPERTY LINE PROVIDE BOTH MORNING & AFTERNOON SHADE.

- BUILDINGS ORIENTED FOR MAXIMUM SOLAR COLLECTION DURING WINTER.
- VARIATION IN SETBACK ALLOWS MAXIMUM VENTILATION.
- PREVAILING BREEZES FLOW BENEATH HIGH-CANOPY TREES WITH LITTLE UNDERSTORY GROWTH.
- HOUSES FACE SOUTH

HOLTVILLE

SOLAR SITE PLANNING REPORT

THE SITE OF THE PROPOSED SOLAR FIELD IS LOCATED IN THE
UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, CALIFORNIA.
THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
PARCEL OF LAND.



THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
PARCEL OF LAND.

THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
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THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
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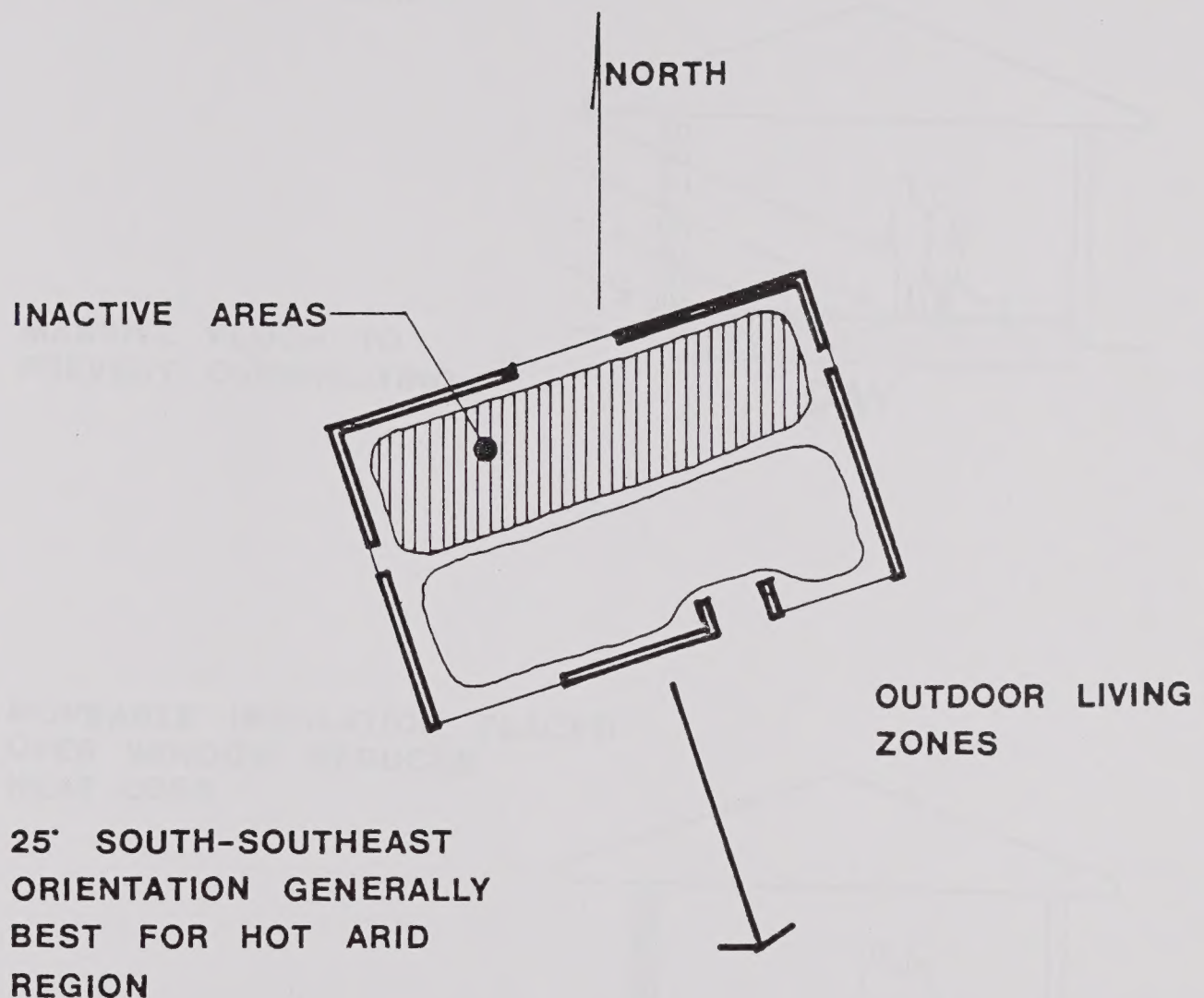
THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
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THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
PARCEL OF LAND.

THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
PARCEL OF LAND.

THE PROPOSED SOLAR FIELD IS TO BE DEVELOPED ON A 100-ACRE
PARCEL OF LAND.

IDEAL BUILDING ORIENTATION



HOLTVILLE

FIGURE CO - 3

UNCLASSIFIED DOCUMENT



UNCLASSIFIED DOCUMENT

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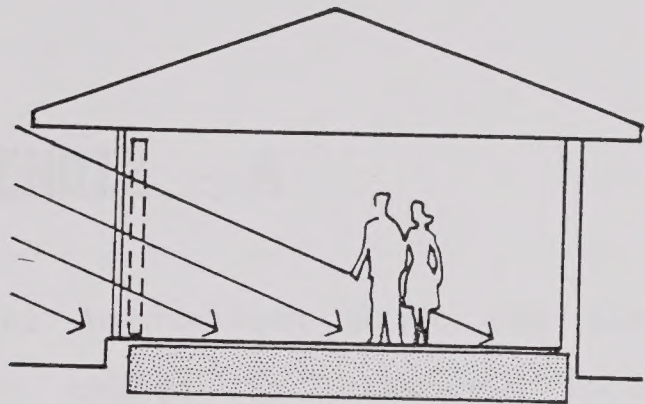
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DESIGN FOR WINTER HEAT GAIN

OVERHANG PROTECTS WINDOW
FROM SUMMER SUN

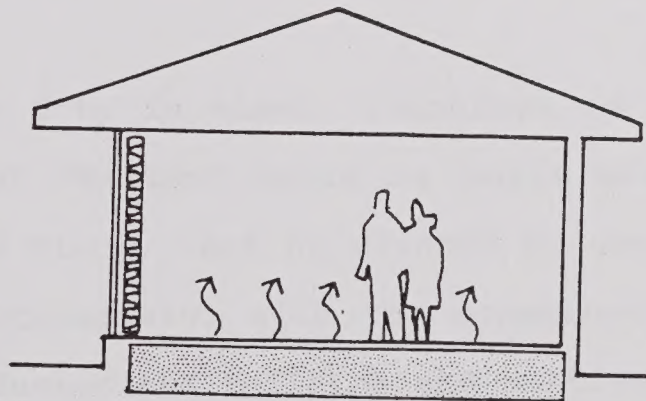
MASSIVE FLOOR TO
PREVENT OVERHEATING



DAY

MOVEABLE INSULATION PLACED
OVER WINDOW REDUCES
HEAT LOSS

HEAT STORAGE IN
MASSIVE FLOOR RE-RADIATES
AT NIGHT



NIGHT

HOLTVILLE

WINTER WHITE PINE

WINTER WHITE PINE
WINTER WHITE PINE



WINTER

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WINTER

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APPENDIX - A

Appendix A contains general information about the City of Holtville, including such things as history, location, climate, etc.

While a necessary part of the **GENERAL PLAN**, to provide background information, this appendix contains no goals, issues or policies.

HISTORY:

W.F. Holt, after whom the City is named, announced in August of 1903, that the town of "Holton" would be built around a proposed new Hydroelectric Plant, that he planned to construct on the Alamo River. Simultaneously, with the construction of the power plant, Holt conducted the building and settlement of the surrounding farm land, as well as the promotion of the town. The name "Holton" was changed almost immediately to "Holtville", apparently because of the similarity between the name "Holton" and another City already in existence, named "Colton".

APPENDIX A

Appendix A contains the results of the analysis of the data collected from the 1990-1991 survey. The results are presented in the form of tables and graphs. The tables show the mean and standard deviation of the data for each variable. The graphs show the distribution of the data for each variable.

The first table shows the mean and standard deviation of the data for each variable. The second table shows the distribution of the data for each variable. The third table shows the correlation between the variables. The fourth table shows the results of the regression analysis.

The first graph shows the distribution of the data for each variable. The second graph shows the correlation between the variables. The third graph shows the results of the regression analysis. The fourth graph shows the results of the regression analysis. The fifth graph shows the results of the regression analysis. The sixth graph shows the results of the regression analysis. The seventh graph shows the results of the regression analysis. The eighth graph shows the results of the regression analysis. The ninth graph shows the results of the regression analysis. The tenth graph shows the results of the regression analysis.

Within about three (3) weeks of townsite lots being available, about \$27,000 worth of property had been sold which reflected the apparent desire by farmers, as well as businessmen, to settle in the Eastern portions of the Imperial Valley. Ten (10) years later, the land prices of surrounding areas had gone from \$20.00 per acre to as high as \$175.00 per acre. Holtville was eventually incorporated as a City, on June 20, 1908.

In the early days, the relationship between the cities in the Imperial Valley were often intensely competitive, reflecting the particular frontier character of the area, and perhaps the fact that within a twenty (20) mile radius six (6) cities were established within one generation.

W.F. Holt almost concurrently with the building of Holtville, also commenced with partner C.A. Barker the development of El Centro, which became incorporated on April 6, 1908, some two (2) months ahead of Holtville.

The early growth of Holtville was steady, although never dramatic with the City's population reaching approximately 2,000 people in the 1940's, to 3,500 in the 1970's, and approximately 5,000 in the 1980's. A special Census conducted by the California Department of Finance in 1975 put Holtville's population at 4,345 people. The 1990 Census

projections indicates that Holtville has approximately 4,900 people. (At this writing, census figures are not final.)

Table H-2 represents population figures for both Holtville and the County of Imperial, for the last several decades. This Table allows some interesting comparisons. For example: based on the data available, it would appear that between 1960 and 1970, while the County as a whole remained almost constant, the City of Holtville experienced continuous growth. This could be attributable to both migration within the County from the rural and urban areas as well as some immigration from outside the County. In the early 1970's to the mid-1970's, the County experienced a reasonably sharp upturn in population. This could indicate the drop in the out-migration rates, as well as new in-migration. The 1970 Census figure indicated that about 14% of the County's population had moved into the County during the period of 1965 to 1970.

COMMUNITY DESIGN:

The appearance and layout of the City of Holtville is largely the result of factors such as the topography of the area, the grid design base established by Holt, the density and height of structures and the community's economic base. As is the case in most of the County, the most crucial determinant is the topography, which is extremely flat. In terms of growth, the Alamo River, located along the southern and western

perimeter, has for years, limited expansion of the City in a southerly direction. The growth to the east, north and to some degree the west, has limited or no topographic restrictions.

ACCESS TO THE CITY:

Entering the City from County territory can be accomplished in a number of ways. The most predominant access points to the City are Orchard Road from the south, providing an access point to Interstate 8; Highway 115 (Bonds Corner Road) also providing an access point from a southeasterly direction from Interstate 8 and Highway 98; East Evan Hewes Highway, providing an entrance at the east side of the City; Holt Road on the north; and Evan Hewes Highway providing the principal access from the direction of El Centro. There are, of course, many other minor roads, but the listed roads are used predominantly for both heavy, as well as general circulation traffic.

CITY PROFILE:

The City of Holtville, like any densely populated community or City within the Imperial Valley, represents a striking contrast from the agricultural lands surrounding it and, due to topography, the City is low in profile having an appearance

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as a green oasis. From a distance, the most striking features are the tall palm trees and the City's water tower. Another feature typified by many cities across the nation, is the layout of Holtville, which has the commercial base located along the main thoroughfares, such as 5th Street and Holt Avenue, and then radiates industrial land uses in one or two directions and the residential in another. Perhaps one of the most significant distinguishing features of Holtville from other valley Cities, are the wide roadways within the City. While pleasant to drive on, they do represent a substantial economic impact on the City.

Another feature unique to the City of Holtville, is that there is little or no separation between low versus high income housing. The City does not have natural barriers, such as railroad tracks, or major thoroughfares, which often contribute to dividing a City into distinct sections or areas. The City of Holtville also does not have any designated scenic highways at this time, nor any such designation recommended. Visual improvement recommendations are however, contained within the various elements of this plan.

CLIMATE:

As a result of its location within the Southwestern Colorado Desert, the City of Holtville enjoys its distinctive

environment. While definitely a desert product, there are a number of factors which influence the atmospheric conditions. Among them are the elevation, the separation from moderating influences, such as large water body, (i.e. the Pacific Ocean), the number of days each year with cloudless skies, and influences by the Gulf of Mexico as well as agriculture irrigation practices. Like the rest of the County, the City of Holtville exhibits occasional high temperatures, as well as high humidity, with large variations in both humidity and temperatures at certain times of the year which may jump from 40% to 100% in less than a day. Likewise, temperatures during the summer months, particularly June, July, August, and September, are almost consistently 100 degrees while winter months provide a number of days in the low 30's. Another unique aspect of this desert community, is the annual rainfall which generally does not exceed two and a half to three inches per year. According to the Climatological Data available, the yearly average daily temperature is approximately 70 to 72 degrees.

WATER:

The City of Holtville receives water from the Imperial Irrigation District (IID) which transports it from the Colorado River via the All-American Canal. **Table 3** shows water consumption for the City of Holtville for the past ten (10)

years. Due to the limited annual rainfall in the geographical location of the City and the lack of adequate groundwater, the importation of Colorado River water to Holtville, as well as any community within the County of Imperial, is of crucial importance. Demands on the Colorado River have always been an issue, however, during the past ten (10) years, and particularly during years of drought, continuing and increasing demands on this resource, have required careful and constant attention, both in conservation, as well as continuity of available supply. Although the Imperial Irrigation District has continuously maintained that the valley's water supply from the Colorado River is well protected by law, the City, the County and the Imperial Irrigation District need to be ever vigilant and involved in continued water right protection from any actions that could jeopardize what appears to be an adequate supply. Although the City's water usage is very small in percentage comparison to the total water delivered to the Imperial Valley, it is nevertheless important that maximum conservation in all water utilization be implemented. To provide a continuous supply of potable water to residents, the City has undertaken a course to upgrade its water treatment plant and related facilities.

With the attraction of growth, the City will however, need additional water supply treatment capacity, and storage. The City is cognizant of the cost of such programs and services and, like other communities, the City has several mechanisms

to address these concerns, not the least of which are development fees. The City's Waste Water Treatment plant, having been upgraded in recent years, is generally adequate and can handle the current needs and some projected growth capacity. Continued upgrading and maintenance of the facilities, however, is as crucial in the waste water treatment system, as it is on the water treatment facilities. The City just commenced a substantial upgrading of its water plant which is expected to be completed by 1992.

ALAMO RIVER:

The Alamo River, traversing in a northwesterly direction along the southern boundaries of the City, provides a large area of relatively natural open-space; which, to date, has served somewhat of a barrier for development to the south of the City. The area provides habitat for wildlife, aquatic species and a limited amount of recreational space. The primary purpose, of course, of the Alamo River is to provide for agriculture drainage. According to Imperial Irrigation statistics, the Alamo inflow to the Salton Sea accounted for 593,664 acre feet in 1989.

Although the river has been a natural barrier, it has significant potential of becoming a recreational attraction, and, therefore, provide a positive rather than a negative influence to the City. A number of alternative uses are

discussed within the Open Space, as well as the Conservation portion of this Plan.

REGIONAL:

The City of Holtville is located in the southeastern portion of the State of California. It is influenced and has the potential to be affected by several regional issues.

First, it is located within a few miles of Mexico. While this provides opportunities for tourism and recreation, in terms of people traveling to and from Mexico, it also provides a large unemployed labor force.

Second, because the major economic base has been and continues to be agricultural, the City like the County, can experience drastic economic changes over a short period of time, due to the single industrial base. While significant strides have recently been made to diversify employment into such areas as Geothermal and the State Prisons, it takes several years for an evenly balanced economic base to provide better stability.

Third, with development of at least two (2) prisons within the County, the development of a major aerospace firm and several other large projects, inevitable growth will substantially affect the City's development.

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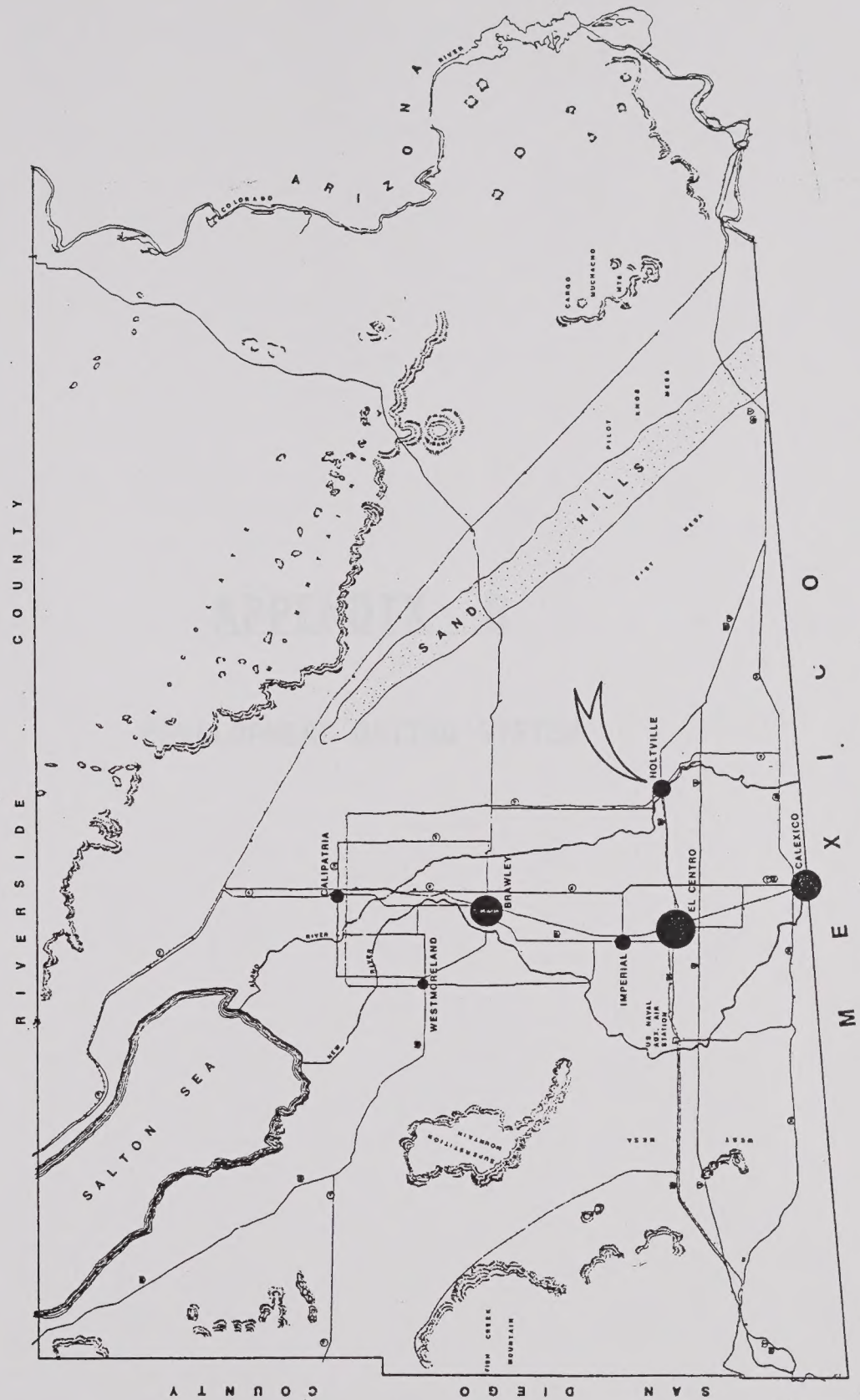
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GENERAL LOCATION MAP

Fourth, with rising development costs and restrictions elsewhere, including "no-growth" policies of several Southern California areas, the migration of business and people appears inevitable.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
530 SOUTH EAST ASIAN AVENUE
CHICAGO, ILLINOIS 60607-7070
TEL: (773) 936-7000 FAX: (773) 936-7001
WWW: WWW.CHEM.UCHICAGO.EDU

GENERAL LOCATION MAP



HOLTVILLE

FIGURE A - 1



HOLLAND

DEVELOPMENT RATING SYSTEM

No.	GENERAL PLAN AND DEVELOPMENT TYPE RATING	MAX. POINTS
1.	Through 1/4 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-4)
2.	Through will available at contact a study/development/development the applied zoning and the General Plan.	(1-5)
3.	Through will available at contact a study/development/development the applied zoning and the General Plan.	(1-7)

APPENDIX B

No.	GENERAL PLAN AND DEVELOPMENT TYPE RATING	MAX. POINTS
1.	Zone 1 - Through 1/4 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-4)
2.	Zone 2 - Through 1/2 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-5)
3.	Zone 3 - Through 3/4 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-6)
4.	Zone 4 - Through 1 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-7)
5.	Zoning	MAX. POINTS
6.	Zone 1/4 mile	MAX. POINTS
7.	Through 1/4 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-4)
8.	Through 1/2 mile from the applied zoning and General Plan and determine the proper, suitable and appropriate of the development/development Plan.	(1-5)

U. S. DEPARTMENT OF AGRICULTURE

RESEARCH REPORT

DEVELOPMENT RATING SYSTEM

1. GENERAL PLAN AND CONSISTENCY WITH APPLIED ZONING MAX. 10 POINTS
 - A. Project is consistent with the applied zoning and General Plan and furthers the goals, policies and objectives of the comprehensive General Plan. (1-9)
 - B. Project will eliminate or correct a known inconsistency between the applied zoning and the General Plan (3)
 - C. Project meets the specific critical housing needs as noted in the Housing Element of the General Plan (3)
2. PROJECT FALL INTO THE FOLLOWING GEOGRAPHIC ZONES MAX. 20 POINTS
 - A. Zone I - Project is adjacent to contiguous residential development (infilling). (20)
 - B. Zone II - Project not contiguous to developed residential areas but within 1/4 mile of contiguous residential growth pattern. (12)
 - C. Zone III - Project between 1/4 to 1/2 mile of contiguous residential development. (6)
 - D. Zone IV - Project over 1/2 mile from contiguous residential development. (0)
3. UTILITIES MAX. 20 POINTS
 - A. Sewer Main Line MAX. 6 POINTS
 1. Main extension of the main is required other than interior sewers through the project site. (6)
 2. Extension of sewer main other than through the project is less than 1/4 mile total length. (4)

UNCLASSIFIED

1. **GENERAL PURPOSE AND SCOPE OF THE STUDY**
 The purpose of this study is to determine the effectiveness of the proposed system in reducing the number of errors in the data processing system.

2. **SCOPE OF THE STUDY**
 The study is limited to the data processing system and does not include the other systems in the organization.

3. **DEFINITION OF TERMS**
 The following definitions are used in this study:
 - **Data Processing System:** A system that processes data into information.

4. **SCOPE OF THE STUDY**
 The study is limited to the data processing system and does not include the other systems in the organization.

5. **SCOPE OF THE STUDY**
 The study is limited to the data processing system and does not include the other systems in the organization.

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 The study is limited to the data processing system and does not include the other systems in the organization.

12. **SCOPE OF THE STUDY**
 The study is limited to the data processing system and does not include the other systems in the organization.

13. **SCOPE OF THE STUDY**
 The study is limited to the data processing system and does not include the other systems in the organization.

3. Extension of sewer main other than through the project site will be less than 1/2 mile and more than 1/4 mile in total length. (1)
 4. Extension of sewer main other than through the project site will be more than 1/2 mile in length. (0)
- B. Water (assume project pays all extension costs) MAX. 4 POINTS
1. Existing water main adjoining site. (4)
 2. No existing lines at site. (2)
 3. For each type of water conserving device or technique used on project (developer to list). (1)
- C. Drainage MAX. 4 POINTS
1. Project will not cause drainage problems for adjoining properties. (4)
 2. Run-off from development will cause drainage problems for adjoining properties. (-1)
- D. Private Utilities MAX. 6 POINTS
1. Phone service lines are:
 - a. to the property. (2)
 - b. within 1/4 mile of the property. (1)
 2. Sufficiently sized electrical facilities are:
 - a. to the property. (2)
 - b. within 1/4 mile of the property. (1)
 - c. conservation methods (developer to list). (1)
 3. Sufficiently sized gas service lines are:
 - a. to the property. (2)
 - b. within 1/4 mile of the property. (1)

1. The first part of the report is devoted to a general description of the project and its objectives. It also includes a brief review of the literature on the subject.

2. The second part of the report describes the methodology used in the study. This includes a detailed description of the experimental design and the data collection procedures.

3. The third part of the report presents the results of the study. This includes a detailed description of the data and the statistical analysis used to interpret the results.

4. The fourth part of the report discusses the implications of the findings and provides recommendations for future research.

5. The fifth part of the report is a conclusion that summarizes the main findings of the study.

6. The sixth part of the report is a bibliography that lists the sources used in the study.

7. The seventh part of the report is an appendix that contains additional information related to the study.

8. The eighth part of the report is a list of figures and tables that are included in the study.

9. The ninth part of the report is a list of references that are cited in the study.

10. The tenth part of the report is a list of acknowledgments that thank the people who helped with the study.

11. The eleventh part of the report is a list of appendices that contain additional information related to the study.

12. The twelfth part of the report is a list of figures and tables that are included in the study.

13. The thirteenth part of the report is a list of references that are cited in the study.

14. The fourteenth part of the report is a list of acknowledgments that thank the people who helped with the study.

15. The fifteenth part of the report is a list of appendices that contain additional information related to the study.

16. The sixteenth part of the report is a list of figures and tables that are included in the study.

17. The seventeenth part of the report is a list of references that are cited in the study.

18. The eighteenth part of the report is a list of acknowledgments that thank the people who helped with the study.

- c. conservation methods (developer to list). (1)

4. SERVICES MAX. 25 POINTS

A. Circulation MAX. 6 POINTS

1. Project would help relive an existing circulation concern, as determined by the City. (4)
2. Project would widen at least one of its boundary streets where the street had already been widened on a contiguous property. (2)
3. Project is less than 1/2 mile from mass transit or less than 1 mile from two major highways. (1)
4. Project is less than 1 mile from an existing or proposed shopping area containing a convenience store or supermarket. (1)

B. Schools MAX. 6 POINTS

1. Project is less than:
 - a. 1/2 mile from an elementary school. (2)
 - b. 1 mile from a junior or senior high school. (2)
2. Project does not overload or add to overload of:
 - a. an elementary school or junior high school. (2)
 - b. a senior high school. (2)

C. Fire Department MAX. 5 POINTS

1. To the closest home in the project by the fastest route possible, response time is less than 3 min. (3)
2. To the closest home in the project by the fastest route possible, response time is less than 5 min. (2)

1970-1971

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1970-1971

1970-1971

1. The first of the two volumes is a collection of essays on the history of the United States, edited by the author. The second volume is a collection of essays on the history of the United States, edited by the author.

2. The first of the two volumes is a collection of essays on the history of the United States, edited by the author. The second volume is a collection of essays on the history of the United States, edited by the author.

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2. The first of the two volumes is a collection of essays on the history of the United States, edited by the author. The second volume is a collection of essays on the history of the United States, edited by the author.

3. Nearest Fire Station has sufficient personnel and equipment now or funded for the future. (1)
4. Project uses non-mandatory fire protection device(s). (1-3)

D. Police Department Service MAX. 5 POINTS

1. Project site abuts existing development on at least 75% of perimeter. (2)
2. Project site abuts existing development between 25% and 75% of the perimeter. (1)
3. Project uses non-mandatory crime prevention devices or technique(s). (1-5)

E. Parks MAX. 5 POINTS

1. Project is located within 1/2 mile of developed park. (4)
2. Project is located within 1 mile of a developed park. (2)
3. Project is located within 1/2 mile of an undeveloped park site or usable open space such as a school playground or designated open space. (2)

5. PROJECT SENIORITY AND ACTIVITY MAX. 15 POINTS

- A. Seniority, as defined by the number of months since approval of the Tentative Map, based on 2 points a month no to exceed 6 points. (0-6)
- B. Approved house plans. (3)
- C. Recordation of Final Map. (6)

6. PROJECT CONSIDERATIONS MAX. 10 POINTS
(Land Plan Features)

- A. If the grading concept of the project produces round (natural appearing)

1. The project is located within the site of the proposed development and is not a separate project.

107

2. The project is located within the site of the proposed development and is not a separate project.

108

3. Project Description

1. The project is located within the site of the proposed development and is not a separate project.

109

2. The project is located within the site of the proposed development and is not a separate project.

110

3. The project is located within the site of the proposed development and is not a separate project.

111

4. Project Description

1. The project is located within the site of the proposed development and is not a separate project.

112

2. The project is located within the site of the proposed development and is not a separate project.

113

3. The project is located within the site of the proposed development and is not a separate project.

114

5. Project Description

1. The project is located within the site of the proposed development and is not a separate project.

115

2. The project is located within the site of the proposed development and is not a separate project.

116

3. The project is located within the site of the proposed development and is not a separate project.

117

6. Project Description

1. The project is located within the site of the proposed development and is not a separate project.

- land forms in lieu of constant slope
(engineered) cut and fill banks. (1)
- B. If existing trees are retained, or additional trees added to the front yard area and/or City Parkway tree standards are exceeded by one or more trees per unit. (1-2)
- C. If, for the front yard or each single family lot and the exterior sideyard of each corner lot in the project, landscaping and/or a sprinkler system is provided. (2-3)
- D. If the majority of interior streets in the project are curved or cul-de-saced. (2-3)
- E. The project falls into the Landscape Maintenance District. (2)
- F. For other proposed plans by the developer and approved by the City Staff. (1-4)

TOTAL

RECAP:

TOTAL POINTS

1.	General Plan	10
2.	Priority Building Zones	20
3.	Utilities	20
4.	Services	25
5.	Project Seniority and Activity	15
6.	Project Considerations	<u>10</u>
	TOTAL	100

(1) The first step in the process of determining the value of a property is to identify the property to be valued.

(2) The second step is to determine the appropriate valuation method to use. This is typically done by comparing the property to similar properties that have been sold recently.

(3) The third step is to gather the necessary data for the valuation. This includes information about the property itself, as well as information about the market and the economy.

(4) The fourth step is to apply the valuation method to the data. This involves calculating the value of the property based on the information gathered.

(5) The fifth step is to review the results of the valuation. This involves checking to see if the results are reasonable and if they are consistent with the market and the economy.

(6) The final step is to prepare a report on the valuation. This report should include all of the information gathered and the results of the valuation.

Item	Value
Land	100
Buildings	200
Improvements	50
Other	10
Total	360

APPENDIX C

Appendix C represents the information and documentation required pursuant to the California Environmental Quality Act (CEQA), as contained in Government Code Section(s) 21000 et. seq.

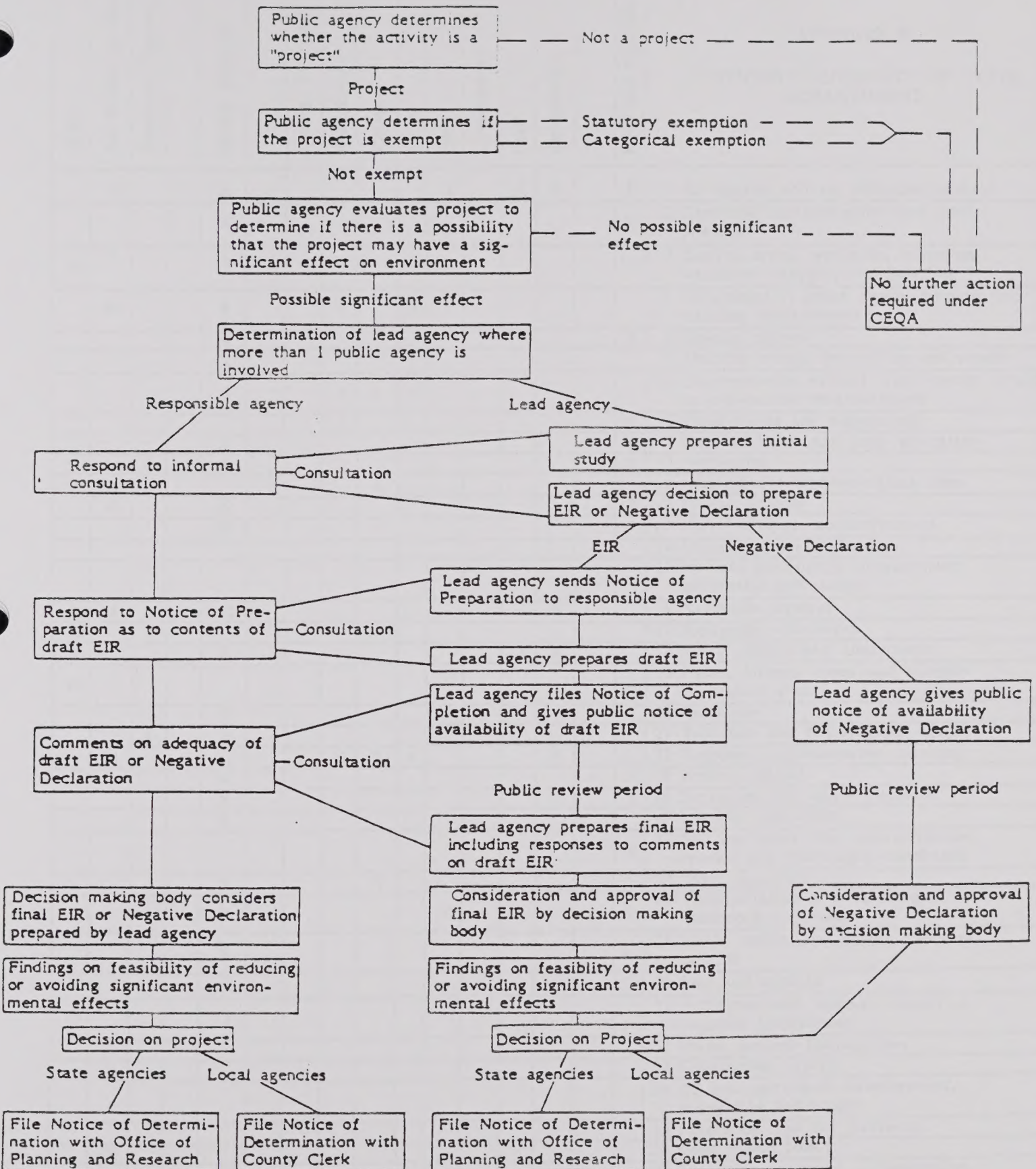
The information is made available herein for the benefit of the reader and in compliance with the laws of the State.

REPORT

The purpose of this report is to provide a comprehensive overview of the current state of the project and to identify the key challenges and opportunities for the future. The report is organized into several sections, each of which addresses a specific aspect of the project.

The first section, "Introduction," provides a brief overview of the project and its objectives. The second section, "Background," discusses the context in which the project is being undertaken. The third section, "Methodology," describes the methods used to collect and analyze data. The fourth section, "Results," presents the findings of the study. The fifth section, "Discussion," interprets the results and discusses their implications. The sixth section, "Conclusion," summarizes the main points of the report and provides recommendations for future work.

APPENDIX A
CEQA PROCESS FLOW CHART



NOTE: This flow chart is intended merely to illustrate the EIR process contemplated by these Guidelines. The language contained in the Guidelines controls in case of discrepancies.

Introduction

Background

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation. The theoretical analysis is based on the principles of the system and the experimental evaluation is based on the results of the experiments. The results of the experiments are presented in the following sections.

The first part of the study is a theoretical analysis of the system. This part is based on the principles of the system and the experimental evaluation is based on the results of the experiments. The results of the experiments are presented in the following sections.

The second part of the study is an experimental evaluation of the system. This part is based on the results of the experiments and the theoretical analysis. The results of the experiments are presented in the following sections.

The results of the experiments are presented in the following sections. The first section is a description of the system and the second section is a description of the experimental setup. The results of the experiments are presented in the following sections.

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APPENDIX B

STATUTORY AUTHORITY OF STATE DEPARTMENTS

BCDC	Air Resources Board	Resources Agency	Health Services	Savings and Loan	Real Estate	Caltrans	HCD	DMV	Corporations	CHP	Aeronautics	Food and Agriculture	
	X		X					X		16	X	1	1 Air quality and air pollution control
			X									X	2 Chemical contamination and food products
26			7										3 Coastal areas, wetlands, estuaries, waterfowl refuges, and beaches
	24		8		X		X						4 Congestion in urban areas, housing and building displacement
			X									X	5 Disease control
	X		X										6 Electric energy generation and supply
			9		X	X	X						7 Environmental effects with special impact in low-income neighborhoods
					X							X	8 Flood plains and watersheds
			X									X	9 Food additives and food sanitation
		X	X									X	10 Herbicides
						X							11 Historic and archaeological sites
	X		X									2	12 Human ecology
			X									X	13 Microbiological contamination
													14 Mineral land reclamation
													15 Natural gas energy development generation and supply
	16		10								X		16 Navigable airways
25													17 Navigable waterways
			X							X	X		18 Noise control and abatement
25												X	19 Parks, forests, trees and outdoor recreation areas
		X	X									X	20 Pesticides
		X	X										21 Radiation and radiological health
	24		11	X	X	X	X				X		22 Regional comprehensive planning
			X									X	23 Rodent control
			X									3	24 Sanitation and waste systems
			X										25 Shellfish sanitation
												X	26 Soil and plant life, sedimentation, erosion and hydrologic conditions
			X			X						X	27 Toxic materials
			X					X		X		4	28 Transportation and handling of hazardous materials
			X									X	29 Water quality and water pollution control
			12									5	30 Fish and wildlife
25			13										31 Activities with special impact on regional jurisdictions
	24												32 Water project formulation
	24												33 Geothermal energy
													34 Oil and petroleum development, generation and supply
													35 Statewide land use patterns
	24												36 Open Space policy
						X							37 Statewide overview - cumulative impact of separate projects
							X						38 Seismic Hazards

APPENDIX B
continued

Office of Planning and Research	Native American Heritage Commission	Water Resources	State Water Resources Control Board	State Reclamation Board	State Lands Division	Solid Waste Management Board	Parks and Recreation	Forestry	Fish and Game	Energy Commission	Conservation	Colorado River Board	CTRPA	Coastal Commission	Boating & Waterways	
			X							X		27				1 Air quality and air pollution control
			X						X			14				2 Chemical contamination and food products
		X	X		X		X		X		X	14	27	26	X	3 Coastal areas, wetlands, estuaries, waterfowl refuges, and beaches
			21										27	26		4 Congestion in urban areas, housing and building displacement
			X					22	X			14				5 Disease control
		X					X	23	X	X		14		26	X	6 Electric energy generation and supply
							19									7 Environmental effects with special impact in low-income neighborhoods
		X		20	X		X		X		X	14	27	26		8 Flood plains and watersheds
																9 Food additives and food sanitation
			X				X	22	X			14				10 Herbicides
	X				X		X						27	26		11 Historic and archaeological sites
X							X		X				27	26		12 Human ecology
			X						X			14				13 Microbiological contamination
					X		X		X		X		27	26		14 Mineral land reclamation
					X				15	X	X			26		15 Natural gas energy development generation and supply
									16							16 Navigable airways
				20	X				X			14	27	26	X	17 Navigable waterways
									17							18 Noise control and abatement
	X				X		X		X		X	14	27	26	X	19 Parks, forests, trees and outdoor recreation areas
		X	X				X	22	X							20 Pesticides
									X	X		14				21 Radiation and radiological health
X		X	X		X		X		X	X	X	14	27	26	X	22 Regional comprehensive planning
							X	22	X							23 Rodent control
		X	X			X			18		X	14		26		24 Sanitation and waste systems
			X						X							25 Shellfish sanitation
		X	X		X		X		X		X	14	27	26		26 Soil and plant life, sedimentation, erosion and hydrologic conditions
			X			X	X		X			14				27 Toxic materials
			X							X	X					28 Transportation and handling of hazardous materials
		X	X						X		X	14	27	26	X	29 Water quality and water pollution control
			21				X		X			14	27	26		30 Fish and wildlife
		X		20			X					14	27	26		31 Activities with special impact on regional jurisdictions
		X	X	20			X	23	X			14			X	32 Water project formulation
		X	21		X				X	X	X	14				33 Geothermal energy
			21		X				X	X	X			26		34 Oil and petroleum development, generation and supply
X					X				X	X	X		27	26		35 Statewide land use patterns
X	X				X				X		X		27	26		36 Open Space policy
X										X						37 Statewide overview - cumulative impact of separate projects
		X								X	X		27	26		38 Seismic Hazards



APPENDIX B FOOTNOTES:

No.

1. Food and Agriculture - Effects on plants and animals.
2. Food and Agriculture - Protection of food and fiber.
3. Food and Agriculture - Agricultural, dairy and feed lot systems.
4. Food and Agriculture - As pertains to transportation, handling, storage and decontamination of pesticides.
5. Food and Agriculture - Pesticide effects, predatory animal control, bird control.
6. California Highway Patrol - Enforcement of motor vehicle regulations.
7. Health Services - Beach sanitation, water pollution, solid waste and mosquito control.
8. Health Services - Pertains to health component.
9. Health Services - Most of these are strongly related to health.
10. Health Services - Pertains to noise.
11. Health Services - Pertains to personal and environmental health components.
12. Health Services - As it may pertain to human health hazards.
13. Health Services - Pertains to comprehensive health planning.
14. Colorado River Board - As pertains to the Colorado, New and Alamo Rivers.
15. Fish and Game - As field development and distribution systems may affect fish and wildlife.
16. Fish and Game - As may affect migrating and resident wildlife.
17. Fish and Game - As excessive noise may affect wildlife.
18. Fish and Game - As water quality may affect fish and wildlife.
19. Parks and Recreation - In impacted areas only.
20. Reclamation Board - In areas of Board's jurisdiction only - the Sacramento-San Joaquin Valley.
21. State Water Resources Control Board - As may pertain to water quality.
22. Forestry - With respect to forest land.
23. Forestry - (6) and (32) - As related to fire protection or State (fire protection) responsibility land.
24. Air Resources Board - (4), (22), (32), (33), and (36) - As may pertain to residential, commercial, industrial or transportation growth.
26. San Francisco Bay Conservation and Development Commission - (3), (17), (19), and (30) - With respect to San Francisco Bay, Suisun Bay and adjacent shore areas.
26. California Coastal Commission - (3), (4), (6), (8), (11), (12), (14), (15), (17), (19), (22), (23), (26), (29), (30), (31), (34), (35), and (36) - With respect to effects within the California Coastal Zone.
27. California Tahoe Regional Planning Agency - With respect to effects in the Tahoe Basin.
28. Native American Heritage Commission - With respect to places of special religious or social significance to Native Americans including archaeological sites, cemeteries, and places of worship.

NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21080.3, 21080.4, 21104, and 21153, Public Resources Code.



NOTICE OF COMPLETION AND ENVIRONMENTAL DOCUMENT TRANSMITTAL FORM

SCH # _____

1. Project Title: _____

2. Lead Agency: _____ 3. Contact Person: _____

3a. Street Address: _____ 3b. City: _____

3c. County: _____ 3d. Zip: _____ 3e. Phone: _____

PROJECT LOCATION 4. County: _____ 4a. City/Community: _____

4b. Assessor's Parcel No. _____ 4c. Section _____ 4d. Twp. _____ Range _____

5a. Cross Streets: _____ 5b. For Rural, Nearest Community: _____

6. Within 2 miles: a. State Hwy # _____ b. Air-ports _____ c. Rail-ways _____ d. Water-ways _____

7. DOCUMENT TYPE 8. LOCAL ACTION TYPE 9. DEVELOPMENT TYPE

CDDA 01. General Plan Update 01. Residential: Units _____ Acres _____

01. ___NDP 06. ___NDE 02. ___New Element 02. ___Office: Sq. Ft. _____

02. ___Early Cons 07. ___NOC 03. ___General Plan Amendment Acres _____ Employees _____

03. ___Neg Dec 08. ___NOD 04. ___Master Plan 03. ___Shopping/Commercial: Sq. Ft. _____

04. ___Draft EIR 05. ___Annexation Acres _____ Employees _____

05. ___Supplement/ Subsequent EIR 06. ___Specific Plan 04. ___Industrial: Sq. Ft. _____

(Prior SCH No.: _____) 07. ___Community Plan Acres _____ Employees _____

08. ___Redevelopment 05. ___Water Facilities: MGD _____

NEPA 09. ___Rezoning 06. ___Transportation: Type _____

09. ___NOI 11. ___Draft EIS 10. ___Land Division (Subdivision, Parcel Map, Tract Map, etc.) 07. ___Mining: Mineral _____

10. ___FONSI 12. ___EA 11. ___Use Permit 08. ___Power: Type _____ Watts _____

OTHER 12. ___Waste Mgmt Plan 09. ___Waste Treatment: Type _____

13. ___Joint Document 13. ___Cancel Ag Preserve 10. ___OCS Related

14. ___Final Document 14. ___Other _____ 11. ___Other: _____

15. ___Other _____

10. TOTAL ACRES: _____ 11. TOTAL JOBS CREATED: _____

12. PROJECT ISSUES DISCUSSED IN DOCUMENT 15. ___Septic Systems 23. ___Water Quality

01. ___Aesthetic/Visual 08. ___Flooding/Drainage 16. ___Sewer Capacity 24. ___Water Supply

02. ___Agricultural Land 09. ___Geologic/Seismic 17. ___Social 25. ___Wetland/Riparian

03. ___Air Quality 10. ___Jobs/Housing Balance 18. ___Soil Erosion 26. ___Wildlife

04. ___Archaeological/Historical 11. ___Minerals 19. ___Solid Waste 27. ___Growth Inducing

05. ___Coastal Zone 12. ___Noise 20. ___Toxic/Hazardous 28. ___Incompatible Landuse

06. ___Economic 13. ___Public Services 21. ___Traffic/Circulation 29. ___Cumulative Effects

07. ___Fire Hazard 14. ___Schools 22. ___Vegetation 30. ___Other _____

13. FUNDING (approx) Federal \$ _____ State \$ _____ Total \$ _____

14. PRESERVE LAND USE AND ZONING: _____

15. PROJECT DESCRIPTION: _____

16. SIGNATURE OF LEAD AGENCY REPRESENTATIVE: _____ DATE: _____

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.



REVIEWING AGENCIES

_____ Resources Agency	_____ Caltrans District _____
_____ Boating/Waterways	_____ Dept. of Transportation Planning
_____ Conservation	_____ Aeronautics
_____ Fish and Game	_____ California Highway Patrol
_____ Forestry	_____ Housing & Community Dev't.
_____ Colorado River Board	_____ Statewide Health Planning
_____ Dept. Water Resources	_____ Health
_____ Reclamation	_____ Food & Agriculture
_____ Parks and Recreation	_____ Public Utilities Commission
_____ Office of Historic Preservation	_____ Public Works
_____ Native American Heritage Commission	_____ Corrections
_____ S.F. Bay Cons. & Dev't. Commission	_____ General Services
_____ Coastal Commission	_____ OLA
_____ Energy Commission	_____ Santa Monica Mountains
_____ State Lands Commission	_____ TRPA
_____ Air Resources Board	_____ OPR - OLGA
_____ Solid Waste Management Board	_____ OPR - Coastal
_____ SWRCB: Sacramento	_____ Bureau of Land Management
_____ RWQCB: Region # _____	_____ Forest Service
_____ Water Rights	_____ Other: _____
_____ Water Quality	_____ Other: _____

FOR SCH USE ONLY

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____
Notes: _____	

APPENDIX D

NOTICE OF DETERMINATION

TO: _____ Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

FROM: (Public Agency) _____

_____ County Clerk
 _____ County of _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title _____

State Clearinghouse Number _____ Contact Person _____ Area Code/Number/Extension _____
 (If Submitted to Clearinghouse)

Project Location _____

Project Description _____

This is to advise that the _____
 (Lead Agency or Responsible Agency)
 has approved the above described project on _____ and has made the follow-
 (Date)
 ing determinations regarding the above described project:

1. The project _____ will, _____ will not have a significant effect on the environment.
2. _____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 _____ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures _____ were, _____ were not made a condition of the approval of the project.
4. A statement of Overriding Considerations _____ was, _____ was not adopted for this project.

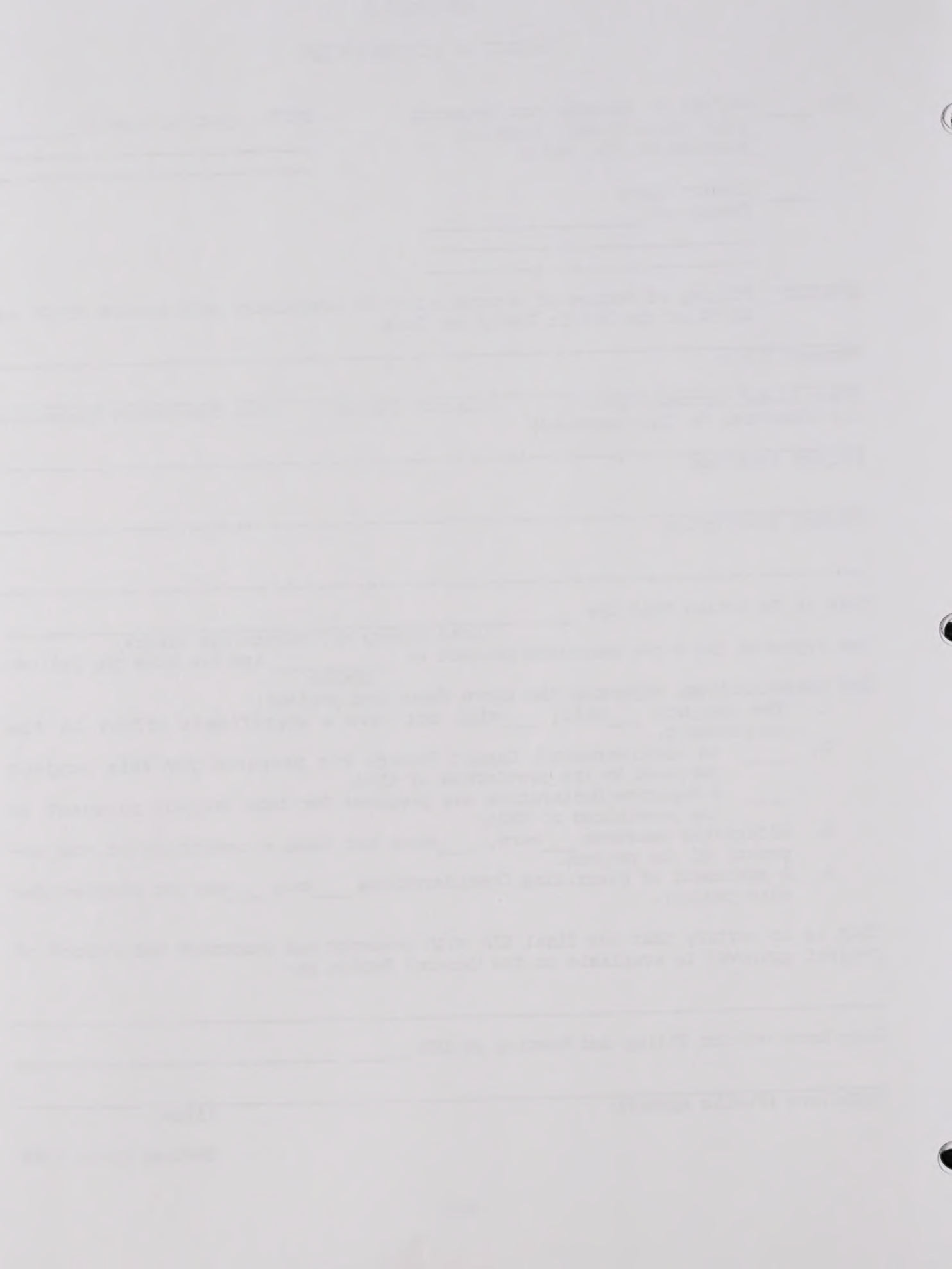
This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:

Date Received for Filing and Posting at OPR _____

Signature (Public Agency) _____

Title _____

Revised March 1986



NOTICE OF EXEMPTION

TO: _____ Office of Planning and Research
 1400 Tenth Street
 Sacramento, CA 95814

FROM: _____

_____ County Clerk
 _____ County of _____

 Project Title

 Project Location - Specific

 Project Location - City

 Project Location - County

 Description of Nature, Purpose, and Beneficiaries of Project

 Name of Public Agency Approving Project

 Name of Person or Agency Carrying Out Project

 Exempt Status: (Check One)

- _____ Ministerial (Sec. 21080(b)(1); 15268);
 _____ Declared Emergency (Sec. 21080(b)(3); 15269(a));
 _____ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)).

 Reasons why project is exempt:

 Contact Person

 Area Code/Telephone/Extension

 If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes _____ No _____

Date Received for Filing: _____

 Signature

 Title

Revised March 1986

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ENERGY CONSERVATION

I. Introduction

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

- (1) decreasing overall per capita energy consumption,
- (2) decreasing reliance on natural gas and oil, and
- (3) increasing reliance on renewable energy sources.

In order to assure that energy implications are considered in project decisions, the California Environmental Quality Act requires that EIRs include a discussion of the potential energy impacts of proposed projects, with particular emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy.

Energy conservation implies that a project's cost effectiveness be reviewed not only in dollars, but also in terms of energy requirements. For many projects, lifetime costs may be determined more by energy efficiency than by initial dollar costs.

II. EIR Contents

Potentially significant energy implications of a project should be considered in an EIR. The following list of energy impact possibilities and potential conservation measures is designed to assist in the preparation of an EIR. In many instances, specific items may not apply or additional items may be needed.

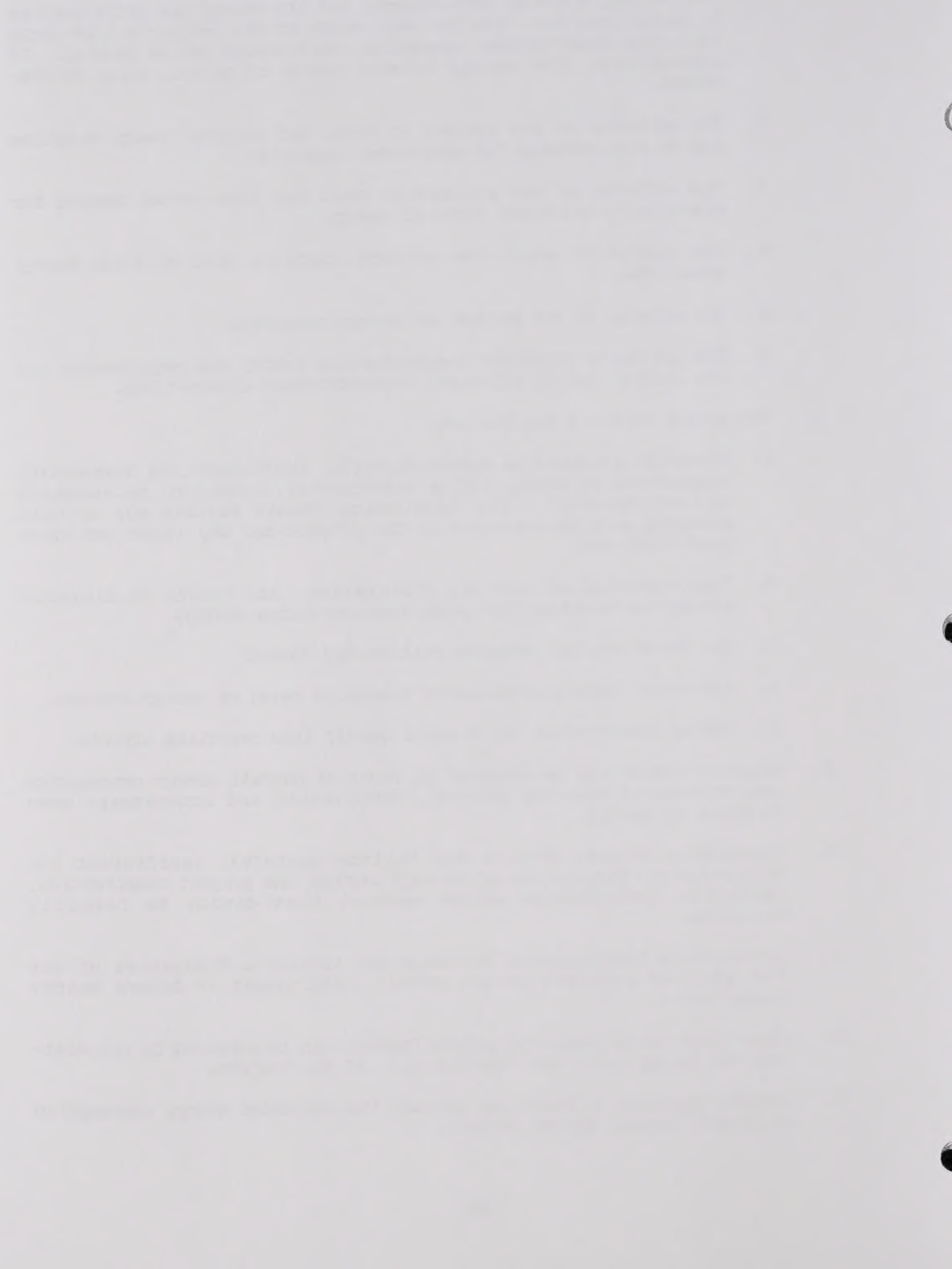
A. Project Description may include the following items:

1. Energy consuming equipment and processes which will be used during construction, operation, and/or removal of the project. If appropriate, this discussion should consider the energy intensiveness of materials and equipment required for the project.
2. Total energy requirements of the project by fuel type and end use.
3. Energy conservation equipment and design features.
4. Initial and life-cycle energy costs or supplies.
5. Total estimated daily trips to be generated by the project and the additional energy consumed per trip by mode.

B. Environmental Setting may include existing energy supplies and energy use patterns in the region and locality.

C. Environmental Impacts may include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
 2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
 3. The effects of the project on peak and base period demands for electricity and other forms of energy.
 4. The degree to which the project complies with existing energy standards.
 5. The effects of the project on energy resources.
 6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.
- D. Mitigation Measures may include:
1. Potential measures to reduce wasteful, inefficient and unnecessary consumption of energy during construction, operation, maintenance and/or removal. The discussion should explain why certain measures were incorporated in the project and why other measures were dismissed.
 2. The potential of siting, orientation, and design to minimize energy consumption, including transportation energy.
 3. The potential for reducing peak energy demand.
 4. Alternate fuels (particularly renewable ones) or energy systems.
 5. Energy conservation which could result from recycling efforts.
- E. Alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.
- F. Unavoidable Adverse Effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.
- G. Irreversible Commitment of Resources may include a discussion of how the project preempts future energy development or future energy conservation.
- H. Short-Term Gains versus Long-Term Impacts can be compared by calculating the energy costs over the lifetime of the project.
- I. Growth Inducing Effects may include the estimated energy consumption of growth induced by the project.



SIGNIFICANT EFFECTS

- A project will normally have a significant effect on the environment if it will:
- (a) Conflict with adopted environmental plans and goals of the community where it is located;
 - (b) Have a substantial, demonstrable negative aesthetic effect;
 - (c) Substantially affect a rare or endangered species of animal or plant or the habitat of the species;
 - (d) Interfere substantially with the movement of any resident or migratory fish or wildlife species;
 - (e) Breach published national, state, or local standards relating to solid waste or litter control;
 - (f) Substantially degrade water quality;
 - (g) Contaminate a public water supply;
 - (h) Substantially degrade or deplete ground water resources;
 - (i) Interfere substantially with ground water recharge;
 - (j) Disrupt or adversely affect a prehistoric or historic archaeological site or a property of historic or cultural significance to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
 - (k) Induce substantial growth or concentration of population;
 - (l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;
 - (m) Displace a large number of people;
 - (n) Encourage activities which result in the use of large amounts of fuel, water, or energy;
 - (o) Use fuel, water, or energy in a wasteful manner;
 - (p) Increase substantially the ambient noise levels for adjoining areas;
 - (q) Cause substantial flooding, erosion or siltation;
 - (r) Expose people or structures to major geologic hazards;
 - (s) Extend a sewer trunk line with capacity to serve new development;
 - (t) Substantially diminish habitat for fish, wildlife or plants;
 - (u) Disrupt or divide the physical arrangement of an established community;
 - (v) Create a potential public health hazard or involve the use, production or disposal of materials which pose a hazard to people or animal or plant populations in the area affected;
 - (w) Conflict with established recreational, educational, religious or scientific uses of the area;
 - (x) Violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations;
 - (y) Convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land;
 - (z) Interfere with emergency response plans or emergency evacuation plans.

1. The first of the three main areas of research is the study of the physical properties of the materials used in the construction of the aircraft. This includes the study of the mechanical properties of the materials, the study of the chemical properties of the materials, and the study of the physical properties of the materials.
2. The second of the three main areas of research is the study of the aerodynamic properties of the aircraft. This includes the study of the lift and drag forces, the study of the flow of air around the aircraft, and the study of the stability and control of the aircraft.
3. The third of the three main areas of research is the study of the human factors involved in the operation of the aircraft. This includes the study of the pilot's performance, the study of the cockpit environment, and the study of the communication between the pilot and the ground crew.
4. The fourth of the three main areas of research is the study of the maintenance of the aircraft. This includes the study of the inspection and repair of the aircraft, the study of the scheduling of maintenance, and the study of the training of maintenance personnel.
5. The fifth of the three main areas of research is the study of the safety of the aircraft. This includes the study of the causes of accidents, the study of the prevention of accidents, and the study of the investigation of accidents.
6. The sixth of the three main areas of research is the study of the economics of the aircraft. This includes the study of the costs of the aircraft, the study of the revenues of the aircraft, and the study of the profitability of the aircraft.
7. The seventh of the three main areas of research is the study of the environmental impact of the aircraft. This includes the study of the noise of the aircraft, the study of the emissions of the aircraft, and the study of the impact of the aircraft on the environment.
8. The eighth of the three main areas of research is the study of the social impact of the aircraft. This includes the study of the impact of the aircraft on society, the study of the impact of the aircraft on the economy, and the study of the impact of the aircraft on the culture.
9. The ninth of the three main areas of research is the study of the history of the aircraft. This includes the study of the development of the aircraft, the study of the evolution of the aircraft, and the study of the impact of the aircraft on the world.
10. The tenth of the three main areas of research is the study of the future of the aircraft. This includes the study of the trends in the aircraft industry, the study of the challenges facing the aircraft industry, and the study of the opportunities for the aircraft industry.

ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed _____

General Information

1. Name and address of developer or project sponsor: _____

2. Address of project: _____
Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: _____
4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: _____

6. Existing zoning district: _____
7. Proposed use of site (Project for which this form is filed): _____

Project Description

8. Site size.
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.
13. Proposed scheduling.
14. Associated project.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

1964

1964

1. The first part of the book is devoted to a general survey of the history of the subject.

2. The second part is devoted to a detailed study of the various aspects of the subject.

3. The third part is devoted to a detailed study of the various aspects of the subject.

4. The fourth part is devoted to a detailed study of the various aspects of the subject.

5. The fifth part is devoted to a detailed study of the various aspects of the subject.

6. The sixth part is devoted to a detailed study of the various aspects of the subject.

7. The seventh part is devoted to a detailed study of the various aspects of the subject.

8. The eighth part is devoted to a detailed study of the various aspects of the subject.

9. The ninth part is devoted to a detailed study of the various aspects of the subject.

10. The tenth part is devoted to a detailed study of the various aspects of the subject.

11. The eleventh part is devoted to a detailed study of the various aspects of the subject.

12. The twelfth part is devoted to a detailed study of the various aspects of the subject.

13. The thirteenth part is devoted to a detailed study of the various aspects of the subject.

14. The fourteenth part is devoted to a detailed study of the various aspects of the subject.

15. The fifteenth part is devoted to a detailed study of the various aspects of the subject.

16. The sixteenth part is devoted to a detailed study of the various aspects of the subject.

17. The seventeenth part is devoted to a detailed study of the various aspects of the subject.

18. The eighteenth part is devoted to a detailed study of the various aspects of the subject.

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	—	—
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	—	—
23. Change in pattern, scale or character of general area of project.	—	—
24. Significant amounts of solid waste or litter.	—	—
25. Change in dust, ash, smoke, fumes or odors in vicinity.	—	—
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	—	—
27. Substantial change in existing noise or vibration levels in the vicinity.	—	—
28. Site on filled land or on slope of 10 percent or more.	—	—
29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	—	—
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	—	—
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	—	—
32. Relationship to a larger project or series of projects.	—	—

Environmental Setting

33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the

site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

Signature

For _____

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

I. Background

1. Name of Proponent _____
2. Address and Phone Number of Proponent _____

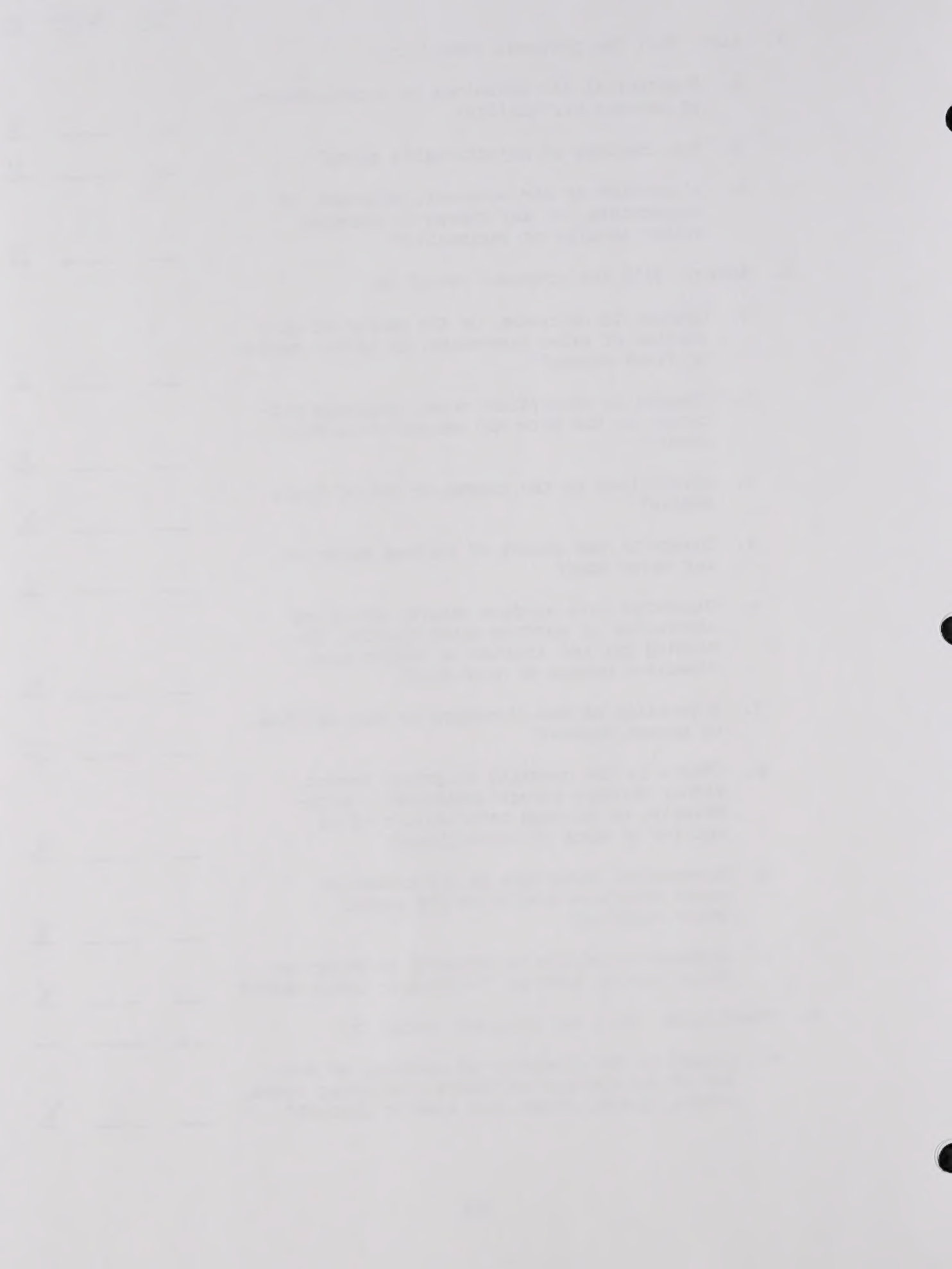
3. Date of Checklist Submitted _____
4. Agency Requiring Checklist _____
5. Name of Proposal, if applicable _____

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	—	—	X
b. Disruptions, displacements, compaction or overcovering of the soil?	—	—	X
c. Change in topography or ground surface relief features?	—	—	X
d. The destruction, covering or modification of any unique geologic or physical features?	—	—	X
e. Any increase in wind or water erosion of soils, either on or off the site?	—	—	X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	—	—	X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	X	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	—	—	X
b. The creation of objectionable odors?	—	—	X
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	—	—	X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	—	—	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	—	X
c. Alterations to the course or flow of flood waters?	—	—	X
d. Change in the amount of surface water in any water body?	—	—	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	—	—	X
f. Alteration of the direction or rate of flow of ground waters?	—	—	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	—	—	X
h. Substantial reduction in the amount of water otherwise available for public water supplies?	—	—	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	—	—	X
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	—	X



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	—	—	X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	X
d. Reduction in acreage of any agricultural crop?	—	—	X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	—	—	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	—	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	X
d. Deterioration to existing fish or wildlife habitat?	—	—	X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	—	—	X
b. Exposure of people to severe noise levels?	—	—	X
7. Light and Glare. Will the proposal produce new light or glare?	—	—	X
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	X	—	—
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	X	—
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	—	—	X

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES

DEPARTMENT OF CHEMISTRY
5700 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED: 10/15/78

TO: DR. J. H. GOLDSTEIN

FROM: DR. J. H. GOLDSTEIN
RE: 10/15/78

1. The following information is being furnished to you for your information.

2. The information is being furnished to you for your information.

3. The information is being furnished to you for your information.

4. The information is being furnished to you for your information.

5. The information is being furnished to you for your information.

6. The information is being furnished to you for your information.

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10. The information is being furnished to you for your information.

11. The information is being furnished to you for your information.

12. The information is being furnished to you for your information.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	—	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	X	—	—
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	X	—	—
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	X	—
b. Effects on existing parking facilities, or demand for new parking?	—	X	—
c. Substantial impact upon existing transportation systems?	—	X	—
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	X	—
e. Alterations to waterborne, rail or air traffic?	—	—	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	—	—	X
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	X	—	—
b. Police protection?	X	—	—
c. Schools?	X	—	—
d. Parks or other recreational facilities?	X	—	—
e. Maintenance of public facilities, including roads?	X	—	—
f. Other governmental services?	X	—	—
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	X

1. The first step in the process of identifying a problem is to define the problem clearly.

2. The second step is to identify the causes of the problem.

3. The third step is to identify the effects of the problem.

4. The fourth step is to identify the stakeholders involved in the problem.

5. The fifth step is to identify the resources available to solve the problem.

6. The sixth step is to identify the constraints on the problem.

7. The seventh step is to identify the opportunities for solving the problem.

8. The eighth step is to identify the risks of not solving the problem.

9. The ninth step is to identify the benefits of solving the problem.

10. The tenth step is to identify the costs of solving the problem.

11. The eleventh step is to identify the stakeholders who will be affected by the solution.

12. The twelfth step is to identify the stakeholders who will implement the solution.

13. The thirteenth step is to identify the stakeholders who will monitor the solution.

14. The fourteenth step is to identify the stakeholders who will evaluate the solution.

15. The fifteenth step is to identify the stakeholders who will report on the solution.

16. The sixteenth step is to identify the stakeholders who will provide feedback on the solution.

17. The seventeenth step is to identify the stakeholders who will provide support for the solution.

18. The eighteenth step is to identify the stakeholders who will provide resources for the solution.

19. The nineteenth step is to identify the stakeholders who will provide information for the solution.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?	—	—	X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:	X	—	—
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	—	—	X
b. Exposure of people to potential health hazards?	—	—	X
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	X
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	X	—
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	X
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	—	—	X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	—	—	X
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate			

1. The purpose of this study is to determine the effect of the independent variable on the dependent variable.

2. The study was conducted in a laboratory setting with a sample of 30 participants.

3. The results of the study are as follows:

a. The mean score for the control group was 75.

b. The mean score for the experimental group was 85.

4. The results indicate that there is a significant difference between the two groups, suggesting that the independent variable has a positive effect on the dependent variable.

5. The study has several limitations, including a small sample size and a lack of control over extraneous variables.

6. Further research is needed to confirm these findings.

7. The study was approved by the Institutional Review Board (IRB) and all participants gave informed consent.

8. The data were analyzed using a t-test, which revealed a significant difference between the two groups.

9. The results of the study are consistent with previous research on the topic.

10. The study was funded by the National Science Foundation.

11. The study was published in the Journal of Experimental Psychology.

12. The study was conducted in accordance with the ethical guidelines of the American Psychological Association.

important examples of the major periods of California history or prehistory?

— — X

b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — X

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — X

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — X

III. Discussion of Environmental Evaluation
(Narrative description of environmental impacts.)

IV. Determination
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.



I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Date _____

Signature _____

For _____

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)

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NOTICE OF PREPARATION

TO: _____ FROM: _____

 (Address) (Address)

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study ___ is, ___ is not, attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

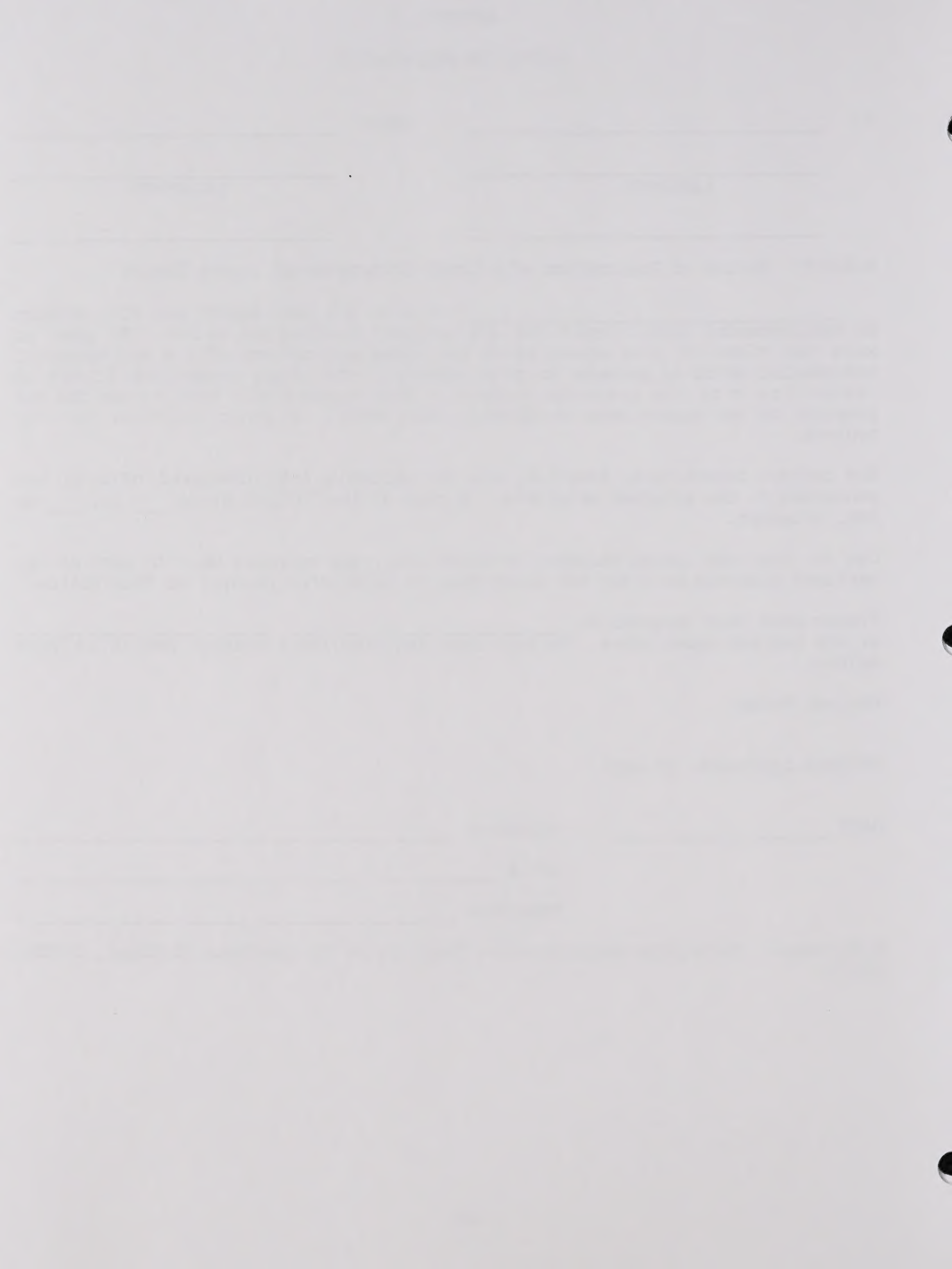
Please send your response to _____ at the address shown above. We will need the name for a contact person in your agency.

Project Title: _____

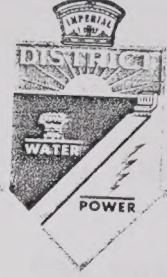
Project Applicant, if any: _____

DATE _____ Signature _____
 Title _____
 Telephone _____

Reference: California Administrative Code, Title 14, Sections 15082(a), 15103, 15375.



APPENDIX D



IMPERIAL IRRIGATION DISTRICT

OPERATING HEADQUARTERS • P. O. BOX 937 • IMPERIAL, CALIFORNIA 92251

AGM

March 12, 1991

Mr. Jurg Heuberger, Consultant
City of Holtville
c/o Imperial County Planning Department
Courthouse, 939 Main Street
El Centro, CA 92243-2856

Subject: Holtville General Plan Update

Dear Mr. Heuberger:

You have been in contact informally with our staff and also by letter dated January 16, 1991 to the Real Estate Section regarding your effort as a Consultant for the City of Holtville to update their General Plan. Mentioned in your letter is the possibility of utilizing District land adjacent to the Alamo River bordering the City as a corridor for "recreational/preservation" purposes.

The purpose of this letter is to provide you some preliminary information regarding this concept as well as to document other interests the District may have regarding the General Plan.

The possibility of designating the District land along the Alamo River as recreational/preservation land use initially raises the following concerns:

- Potential health risks associated with people recreating on a regular basis near the Alamo River stream.
- Safety risk of high flows from stormwater impacting recreational users and their vehicles.
- Liability for accidents, injuries, or other damages occurring on District property.
- Possible restrictions on the District if such a designation prohibited future use of the land for impoundments or other District purposes.

RECEIVED

MAR 19 1991

IMPERIAL COUNTY
PLANNING DEPARTMENT

INTERNATIONAL ORGANIZATION

Organization of the United Nations

June 11, 1945

Mr. John G. Duggan, Director
Office of the Secretary-General
The United Nations Secretariat
New York, New York

Subject: A report on the work of the

Board of Trustees

The Board of Trustees has been established to provide a permanent body for the study and recommendation of measures for the improvement of the international situation. The Board is composed of representatives of the United Nations and other interested states. It is the duty of the Board to study the situation and to make recommendations to the United Nations and to the public.

The Board has been working since its establishment in 1945. It has held several sessions and has made many recommendations. It has also been very active in the field of international law and in the field of international relations.

The Board has been very successful in its work. It has made many important contributions to the understanding of the international situation and to the improvement of the international situation.

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The Board has been very successful in its work. It has made many important contributions to the understanding of the international situation and to the improvement of the international situation.

RECEIVED

June 11, 1945

Mr. Jurg Heuberger

- 2 -

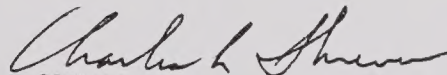
March 12, 1991

One possible advantage of designating the area for this type of land use might be the management of surface activities by the City.

Other items that you might consider as you prepare the General Plan are (1) the proposed abandonment of the Southern Pacific Railroad tracks that could be dedicated as a public utility corridor for transmission lines or other District works, and (2) identification of sites for future substations that may be associated with community growth.

You indicated that you may be contacting District Managers regarding other water and power issues. Please be sure to place the District on your mailing list for review of the draft General Plan.

Sincerely,


CHARLES L. SHREVES
General Manager

RAM:sg
HV-GP.LET

Copy to Mr. Dennis R. Halloway, City Manager

Page 100

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1900 to 1909.

During the period 1900 to 1909, the following lands were acquired by the United States Government:

- 1. 100,000 acres of land in the State of California, acquired by the United States Government in 1900.
- 2. 100,000 acres of land in the State of California, acquired by the United States Government in 1901.
- 3. 100,000 acres of land in the State of California, acquired by the United States Government in 1902.
- 4. 100,000 acres of land in the State of California, acquired by the United States Government in 1903.
- 5. 100,000 acres of land in the State of California, acquired by the United States Government in 1904.
- 6. 100,000 acres of land in the State of California, acquired by the United States Government in 1905.
- 7. 100,000 acres of land in the State of California, acquired by the United States Government in 1906.
- 8. 100,000 acres of land in the State of California, acquired by the United States Government in 1907.
- 9. 100,000 acres of land in the State of California, acquired by the United States Government in 1908.
- 10. 100,000 acres of land in the State of California, acquired by the United States Government in 1909.

The following information was obtained from the records of the Department of the Interior, Bureau of Land Management, for the period 1910 to 1919.

Page 101

100-100000-100000

Page 102

100-100000-100000

To: Jurg Heuberger

9 Apr 91

From: Robert Lang (IID)

Subject: Holtville General Plan

In reviewing the Plan I've come across several typos that you might want to check:

degressionary → discretionary
(Not core which page)

- p. 158: "Most of the buildings in Holtville were built over 305 years ago" → 35 years
- p. 190: Change 2,942.429 acre-fee to 2,942,429 acre-feet
- p. 192: Change "air porn dust" to "airborne dust"
- p. 194: Change "mega watt" to "megawatt"
- p. 196: Change "rain fall" to "rainfall"
- Miscellaneous locations: Reference is made to Alamo Canal instead of Alamo River.

APPENDIX E

SEISMIC HISTORY IN IMPERIAL VALLEY

Reliable accounting of earthquakes began around the turn of the century when Imperial County became inhabited. What evidence exists, suggests that earlier seismic activity was similar to recent activity. Generally, only events of intensity V or greater are included here.

The following accounts, (through 1970), are taken largely from "An Earthquake History of the United States" by the U.S. Department of Commerce. The accounts for after 1970 are compiled from a variety of sources, all listed in the reference section.

"November 1852, based on reported effects in distant towns, a large earthquake is believed to have occurred in the northern Salton Trough, probably in the Imperial Valley. A magnitude of 6.5 is estimated for this event." (This quote is from the December 1979 issue of "California Geology.")

"1853 December Fort Yuma. Many shocks. Possibly of destructive force."

"1868 May Los Palmas, east and north of Salton Sea. One source states that a long fissure opened in the earth. (If this is true, the intensity was IX, perhaps X)."

"1871 (Month Unknown) Imperial Valley. Halfway between Los Palmas and Yuma, the shock rolled men over who were sleeping on the ground."

"1877 June 11. Imperial County. Violent vibrations preceded volcanic eruption in the mountains near Flowing Well Station, about 60 miles northeast of Yuma."

"1892 February 23 Northern Baja California. The intensity of this shock probably reached X near the epicenter which was apparently in the uninhabited region of northern Baja California. It was felt strongly along the Pacific coast of Baja California, as far as San Quentin, Mexico and as far north as Visalia, CA. At Carrizo, all adobe buildings were destroyed; at Jamul, walls of stone kilns cracked. At Campo, there were 155 shocks in 12 hours. After shocks were numerous for several days."

"1903 January 23. Baja California. A strong earthquake, centering in the uninhabited region south of Imperial Valley, was felt throughout southern California, southern Nevada, and western Arizona. A similar shock under present conditions in the Imperial Valley would cause damage, as Recorded by distant seismographs. Magnitude 7+."

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of the growth of a nation from a collection of small, separate colonies to a great, unified country. It is a story of the struggles of the people to establish a government that would protect their rights and promote their welfare.

The story begins with the first settlers who came to the New World in search of a better life. They found a land of opportunity, but also a land of hardship. They had to learn to live with the elements and to work the land for their sustenance.

As the colonies grew, they began to develop their own laws and customs. They learned to govern themselves and to stand up for their rights. They fought for independence from Britain and established a new nation.

The new nation was born in 1776, but it was not without its struggles. It fought a long and hard war to win its freedom, and it had to learn to live with the consequences of its actions.

Over the years, the United States has grown into a great nation. It has become a land of opportunity for people from all over the world. It has made great contributions to the world in many fields, including science, art, and literature.

But the story of the United States is not just a story of success. It is also a story of struggle. There have been many challenges and hardships along the way, but the people of the United States have always found a way to overcome them.

The history of the United States is a story of the human spirit. It is a story of the power of the people to create a better world for themselves and for future generations. It is a story of hope and of the promise of a bright future.

The story of the United States is a story of the growth of a nation. It is a story of the struggles of the people to establish a government that would protect their rights and promote their welfare. It is a story of the human spirit and of the power of the people to create a better world for themselves and for future generations.

The history of the United States is a story of the growth of a nation. It is a story of the struggles of the people to establish a government that would protect their rights and promote their welfare. It is a story of the human spirit and of the power of the people to create a better world for themselves and for future generations.

"1906. March 3. Southern California. Felt widely in southern California. Origin south of border. Recorded by distant seismographs, which indicates moderately destructive power."

"1906 April 18 Brawley, Imperial Valley. Chimneys fell. Banks of New River caved in; water tanks destroyed at Cocopah in Baja California. The published information is very limited, but H. O. Wood, on the basis of verbal information, reported this to be a very severe shock. Magnitude 6+. It came just hours after the great San Francisco quake and most probably was related."

"1915 June 22 El Centro, Calexico, and Mexicali. Two destructive shocks, nearly 1 hour apart. Heavy damage (about \$900,000) in southern Imperial Valley was caused as much by poor quality buildings as by the intensity of shock. In El Centro, well constructed buildings merely suffered cracks. At Mexicali, Mexico, people returned to buildings after the first shock; six were killed and many were injured by the second earthquake. Though a few cracks were formed in the alluvium, the irrigation ditches and works were damaged very little. The unstable banks of the New and Alamo Rivers slid down in many places. Several farmers observed that after the shocks, one-third more water was required for irrigation because of the cracks in the soil. Despite the rather high local intensity, the total energy was moderate. Magnitude 6 1/4 for both shocks."

"1915 November 20 Baja California. A shock, revealed by seismograms to have been considerably greater than that of June 22, occurred in the Volcano Lake region south of the Mexican boundary. In the Imperial Valley, the highest intensity was at Calexico; at Volcano Lake, levees and damp ground were cracked. Magnitude 7.1."

"1917 May 27 Imperial Valley. Seems to have been most severe in open country. Walls were reported cracked at Brawley."

"1918 April 30 Calexico, Plate glass broke. Felt over an area of about a 100 mile radius."

"1919 September 29 Baja California. Levees slumped and many longitudinal cracks were formed in the Volcano Lake region south of Imperial Valley. Reported intensity distribution suggests that more than one shock occurred. A few fore-shocks and numerous after shocks."

"1919 October 1 Baja California. A shock similar in location and energy to that of September 29."

"1921 September 8 South of Imperial Valley. Duration at Calexico 30 seconds, than a second shock of same duration."

1910. The first of these is the fact that the
population of the country has increased
considerably since 1880, and this increase
has been due to a variety of causes.

The first cause is the fact that the
country has a large area of fertile
land, and this land has been
cultivated by the people of the
country. The second cause is the fact
that the country has a large number of
cities, and these cities have been
growing rapidly since 1880.

The third cause is the fact that the
country has a large number of
factories, and these factories have
been producing goods for export
since 1880. The fourth cause is the
fact that the country has a large
number of ships, and these ships
have been carrying goods to other
countries since 1880. The fifth
cause is the fact that the country
has a large number of people who
are engaged in commerce, and these
people have been increasing their
business since 1880.

The sixth cause is the fact that the
country has a large number of people
who are engaged in agriculture, and
these people have been increasing
their production since 1880. The
seventh cause is the fact that the
country has a large number of people
who are engaged in industry, and
these people have been increasing
their production since 1880.

The eighth cause is the fact that the
country has a large number of people
who are engaged in commerce, and
these people have been increasing
their business since 1880. The
ninth cause is the fact that the
country has a large number of people
who are engaged in industry, and
these people have been increasing
their production since 1880.

The tenth cause is the fact that the
country has a large number of people
who are engaged in commerce, and
these people have been increasing
their business since 1880. The
eleventh cause is the fact that the
country has a large number of people
who are engaged in industry, and
these people have been increasing
their production since 1880.

The twelfth cause is the fact that the
country has a large number of people
who are engaged in commerce, and
these people have been increasing
their business since 1880. The
thirteenth cause is the fact that the
country has a large number of people
who are engaged in industry, and
these people have been increasing
their production since 1880.

Felt over a large area; probably of destructive intensity in the epicenter area."

"1923 November 5 Calexico. The epicenter was probably near Calexico where a hotel shifted several inches on its foundation and other buildings sustained minor damage. Intensity was about the same at El Centro."

"1923 November 7 Baja California. Intensity VII at Calexico. Damage caused by the shock of November 5 was increased, and one fire resulted. A stronger shock than that of November 5. Epicenter appears to have been in Baja California, south of Calexico."

"1925 April 15 Calexico. Plaster was shaken from walls; inhabitants fled to the streets. Again, the epicenter probably was a short distance south of the border."

"1926 April 19 Baja California. Volcano Lake region. Light at Calexico, duration 20 seconds. Seismograms indicate energy sufficient to be destructive over a small area. Felt as far as San Diego."

"1927 January 1 Imperial Valley, near Mexican border. Two heavy shocks about an hour apart began a long earthquake series, though none of the latter exceeded VI in intensity. In Calexico and Mexicali many buildings were damaged, water mains broke, and some fires ignited. Between 15 and 20 persons were injured. At Heber, El Centro, and Imperial, slight damage was reported. At Heber, telephone service was interrupted. Magnitude $5 \frac{3}{4}$ and $5 \frac{1}{2}$, respectively. The after shock of February 12, 00:59, was farther north and was felt as strongly at Brawley as the main shocks. Hundreds of aftershocks occurred."

"1930 February 25 Imperial Valley. At Westmorland, walls cracked, chimneys toppled and inferior buildings were damaged. Mud craterlets were found a few miles east of Westmorland. Several fore-shocks and many after-shocks. Magnitude 5.0."

"1930 March 1 Imperial Valley. This shock was of smaller magnitude than that of February 25. At Brawley, brick buildings were damaged, chimneys were thrown down, and plate glass shattered. Structural damage included falling of cornices and walls, severe cracks in walls, and displacement of roofs. Well-constructed buildings sustained little damage. Magnitude 4.5."

"1934 December 30 and 31 South of Calexico. Two separate main events, the first, magnitude 6.5 and the second 7.1. It is difficult to determine which event caused what damage. Railroad bridges were damaged and tracks twisted. Surface cracks appeared. Water sprouted in dry river beds. Adobe houses were wrecked and a large water tower was thrown down."

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Irrigation ditches were damaged, roads buckled and communication systems were disrupted. It was felt strongly in Tijuana. Chimneys and walls were thrown down at Calipatria. Intensities XI and X in Baja, VI and VII in Imperial Valley.

"1940 May 18 Imperial Valley. Sixty thousand square miles affected in the United States (including Arizona and Nevada) and an unknown area in Mexico. The epicenter was located southeast of El Centro, but there was surface slipping with surface rupture over a known distance of 40 miles. The existence of the Imperial Fault was revealed for the first time. The horizontal displacement reached 19 feet near the border. Vertical displacements up to 4 feet were observed. There was damage at all towns in the Imperial Valley and canals were damaged with serious interruption to water service."

The Alamo Canal (still in use) was opened by the displacement causing a local flood south of the border.

At Imperial, the city water tanks collapsed and 80% of the buildings were damaged. At the more heavily populated town of Brawley, there was greater total damage but less percentage of loss. Possibly 40% of the buildings were damaged, but the percentage was higher in business buildings.

At Holtville, the city's water tank collapsed, but the damage was not great. Damage at Calexico and at Mexicali, Mexico was not as extensive as might have been expected. The principle loss in Mexicali was fire set by a short circuit.

Indirect loss of crops was considerable; direct earthquake loss in the United States was 6 million dollars. Nine lives were lost. Magnitude 7.1, intensity X."

Again, the rest of the decade was relatively quiet. There were eight quakes of magnitude 5 or greater in the area. Six of these came in 1942. (five on October 21-22). A landslide damaged the SD&AE railroad bridge in Carrizon Gorge and some cracked plaster was reported throughout the Imperial Valley. A 5.4 event centered south of Borrego, January 8, 1946, caused no damage.

"1950 July 29 Imperial Valley. Strongest of the series of shocks centering near Calipatria on July 27, 28 and 29. Fifty thousand dollars in damage resulted, chiefly from merchandise being thrown from the shelves in the Calipatria, Westmorland, and Niland areas. In Calipatria, concrete standpipes broke and a small railroad bridge shifted six to eight inches. There was considerable plaster damage. In the outskirts, sand boils appeared and irrigation ditch banks sloughed. In Westmorland, reinforced concrete walls of the post office building cracked and windows broke at the City Hall and at the Food Center Building. Also felt at Parker and Yuma, Arizona. Magnitude

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5.4. A 4.7 aftershock August 1, caused sand boils and ground fissures around the North End Dam."

"1951 January 23 Near Calipatria, cracked Westside Main canal. Magnitude 5.6, intensity VII."

"1953 June 13 Brawley-Westmorland area. Landslides at Tamarack Road and the New River. Windows broken and plaster cracked. First event and aftershock of 5.5, intensity VII."

"1954 November 12 A 6.3 event in Baja was strongly felt in the Imperial Valley."

"1955 December 16 Brawley area, magnitude 5.4, intensity VII."

"1957 April 25 South end of Salton Sea slight damage in El Centro, Brawley and Westmorland, magnitude 5.2, intensity VII."

"1958 November 30 Main shock of a series caused minor damage at Calexico and Seeley. Magnitude 5.8, intensity VII."

"1963 June 11 A 5.8 event in Baja was felt widely in Imperial Valley."

"1965 June 15 A 4.5 main event in a series. Slight damage to buildings, broken windows, and "residents alarmed" in Brawley and Westmorland."

The history of seismic events is also a history of improvements in recording earthquakes and in understanding of seismic phenomena. Two events at this time are notable more for what they revealed about earthquakes than for damage that occurred.

"1966 March 4 Imperial. Magnitude 3.6. This quake caused virtually no damage, but did cause surface rupture and horizontal displacement. It is the smallest known earthquake to do so. (Some authorities question these effects.)"

"1968 April 9 south of Ocotillo Wells. The main shock of a series was felt over a large area of California, Arizona, and Nevada. Minor ground cracking and displacement occurred on the Coyote Creek Fault, and Highway 78 was cracked and adjacent to Ocotillo Wells. Ground cracking, minor building damage, and power disruption occurred in some areas of Imperial Valley. A 200-foot long, 2 inch wide crack occurred in a road 6 miles west of Imperial. Minor damage was also sustained at Calexico, El Centro, Los Angeles, San Diego, and Yuma Arizona. Magnitude 6.5. Intensity VII. Later an aftershock of magnitude 5.2 was widely felt. The significant feature of this earthquake was the triggering of minor ground ruptures on neighboring Superstition Hills Fault, Imperial Fault, and the Banning Mission Creek portion of the San Andreas Fault. A 4.7

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aftershock at Calexico knocked down plaster. A 4.4 event, listed as an aftershock, occurred at Salton City on May 22."

"1969 May 19 A 4.5 quake near Borrego Springs was felt in San Diego, Riverside and Imperial Counties. There was no damage."

"1971 September 30 Superstition Hills area, magnitude 5.1. No known effects."

"1975 January 23-25 Eight events from 4.0 to 4.8 in the Brawley area. The smallest, on January 23 was assigned the highest intensity VII, but there was no significant damage recorded."

"1975 June 20 Two events at Mexicali of 4.1 and 4.2."

"1976 November 4 Eight events from 4.0 to 4.9 in the Calipatria area with no recorded significant effect."

"1977 October 20 to November 14 Eight events from 4.0 to 4.3 southeast of El Centro, but with no recorded damage or effects."

Seismic activity from 1940 to 1979 was characterized by "earthquake swarms" with little or no damage. These were in addition to and sometimes associated with the individual events and series of events listed above. They occurred in 1950, 1955, 1966, 1973, 1975 and 1976. For example, eighty-two separate tremors were reported felt in Brawley between December 16 and 20, 1955. The 1975 Brawley swarm was studied in detail by C.E. Johnson and revealed complex interaction between the Brawley and Imperial Faults. These "swarms" were composed of dozens - sometimes hundreds - of events in the range of 2.0 to 4.0.

Seismic monitoring arrays installed by Chevron and Union Geothermal Companies, to assist in their exploration of the geothermal reservoirs and to determine what effects their operations might cause, have sensitivities of 1.0 Richter magnitude. They frequently reveal hundreds of events daily. There is no easy way to tell if these "swarms" and "microseismicity" (events less than 2.0 Richter magnitude) are normal to the Valley and not recorded in earlier years, or are a change in the normal pattern.

"1979 October 15, The earthquake occurred at 4:16 p.m. (PDT). The epicenter was on the Imperial Fault approximately 12 miles south of the Mexican border and 12 miles east of Mexicali. It was widely felt throughout Southern California, and was assigned a magnitude of 6.6 ML (Richter). Two aftershocks of 5.0 or greater occurred by 9:00 p.m."

Approximately 100 persons were reported injured; two were hospitalized. The six story County Services Building, the

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largest building ever built in Imperial County, suffered the most notable damage resulting in its subsequent demolition and total loss. It was occupied by 400 persons at the time of the quake. None were seriously injured. Commercial damage was widespread, particularly in the older sections of Imperial, Calexico, Brawley, El Centro, and Mexicali. Sixty percent of the commercial buildings in Imperial were subsequently condemned. Windows and bottle goods were the major loss. One hundred and three mobile home units in El Centro were knocked from their piers, Throughout the quake area (in Imperial County) two homes were destroyed and 1,565 damaged. Broken windows, cracked plaster, and collapsed brick chimneys were typical.

One 30,000 gallon gasoline tank (among 18 at the Southern Pacific Tank Farm at Aten and Clark Roads) were ruptured and began leaking 100 gallons per minute. It was controlled by the next morning. All roads within one mile were closed and ten families in the area were evacuated.

There were 15 ruptures of water mains in El Centro and a temporary loss of ninety percent of the fire fighting capability. The Southern Pacific Railroad tracks were offset nine inches where they cross the Imperial Fault. Traffic was halted for 30 hours. Interstate 8, Routes 98 and 80 were damaged where they crossed the fault. The New River Bridge west of Brawley suffered serious damage by an aftershock about midnight. The west end of Runway 26 at the Naval Air Facility settled. The runway was closed 62 days for repairs. Sewage treatment plants in El Centro, Brawley, and Imperial were seriously disrupted. Clarifiers at all three were knocked out, pumps at Imperial were misaligned and subsequently burned out, and miscellaneous other damage occurred. All exceeded their holding capacity and dumped raw sewage into the drainage system. Normal service was not restored for from 2 to 6 months. Estimates of sewer main ruptures have never been summarized.

The All American Canal suffered major slumping to its embankments on both sides for an eight mile stretch in the vicinity of the Imperial Fault. There were extensive slope failures in many of the other canals. The IID immediately reduced flow to about fifteen percent and later shut the entire irrigation system down for several days for inspection and repairs. (Although media accounts, and the "staff report" state this, the system never was completely "shut down".) There was extensive drainage tile damage in fields crossed by the fault.

Electrical power was out in parts of the Valley for 3 to 4 hours. Several key emergency generators failed to function - one for the County fire station and control tower at the Imperial Airport and another at a local hospital. All hospitals remained otherwise functional with only minor

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damage. Students were not in class at the time of the quake. Schools remained closed the following day to assess damage. It was all non-structural - estimated at \$345,000, "County-wide". Telephone and telegraph facilities were undamaged, but became inoperative due to overload of attempted calls for up to 18 hours in certain areas. This seriously interfered with emergency analysis and response. Local radio and television (including designated Emergency Broadcast Station) were off the air for about an hour. Total loss was estimated at \$30,000,000.

"1981 April 27, Westmorland. Magnitude 5.6 Intensity VII. There was more damage to Westmorland than resulted from the October 1979 quake. Several commercial buildings and 16 homes were substantially damaged. The water tower, and the water and sewage treatment plants received \$500,000 damage. A quarter mile of the concrete lined Vail Canal was broken up. An eight inch crack opened in Lack Road. There were no injuries, nor significant damage reported elsewhere in the valley."

The swarm of thirty quakes (seven between 3.0 and 4.1) occurred over a 12 hour period three days before the main quake. More than three dozen quakes (over 3.0) occurred in the 24 hours afterwards.

This quake apparently ruptured underground gasoline storage tanks, which was revealed months later with fumes and seepage into surface waters.

"1985 May 8, An earthquake measuring 5.2 on the Richter Scale, rocked a large uninhabited area of the Mexican desert 65 miles southwest of Calexico, but there were no reports of damage or injuries, authorities said."

The quake was followed by a series of aftershocks, including one that registered 4.3 on the Richter Scale, according to a spokesman for the California Institute of Technology at Pasadena.

"1986 July 8, A quake struck 12 miles northwest of Palm Springs measuring 5.9 on the Richter Scale of ground motion. It did an estimated \$5.75 million damage and injured 40 people. Numerous aftershocks, some measuring as high as 4.0 on the Richter scale, have jostled the area since then."

"1986 July 13, A 5.3 earthquake epicentered 28 miles southwest of Oceanside in the Pacific Ocean. The quake was felt as far away as Yuma, AZ, 160 miles east of San Diego, but caused no reported damage or injuries in Imperial Valley."

"1987 February 6, A strong earthquake shattered windows and disrupted power in Mexicali and briefly interrupted phone service in the Imperial Valley but there were no reported

The first part of the report deals with the general situation of the country and the progress of the work of the Commission. It is followed by a detailed account of the work of the Commission in the various fields of its activity. The report concludes with a summary of the work of the Commission and a statement of the Commission's views on the future of the country.

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injuries, authorities said." The trembler registered 5.6 on the Richter Scale and was centered 19 miles southeast of Mexicali according to a spokesman of Caltech in Pasadena.

The quake was felt as far east as Yuma, about 60 miles from the epicenter and as far west as San Diego.

"1987 November 23-24, Two strong earthquakes, which registered 6.0 and 6.3 on the Richter Scale, caused widespread damage, but few injuries were reported. The Calexico area was apparently the hardest hit by the trembler, which was centered near Westmorland."

Two bridges, on Forrester Road over the New River and on Worthington Road over the New River were damaged according to the County Public Works Department. The California Highway Patrol also reported that Keystone Road between Forrester and Highway 86 is closed because of bridge damage.

"1988 January 25, A large earthquake struck Baja California, Mexico, shaking some Californians awake but triggering no immediate damage reports either north or south of the border, officials said."

The quake registered 5.3 on the Richter Scale was centered in a sparsely populated area about 45 miles east of the resort city of Ensenada according to a spokesman of the California Institute of Technology in Pasadena. The U.S. Geological Survey in Golden, Colo., measured the quake at 5.0. There were no reports of damage in Imperial County.

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